



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Imperial Villa Apartments (BC)
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC

Introduction

This was a hearing with respect to the tenant's application for a monetary order. The hearing was conducted by conference call. The tenant did not attend the hearing, but sent a representative on his behalf. The landlord's representative called in and participated in the hearing.

Issue(s) to be Decided

Is the tenant entitled to a monetary award and if so, in what amount?

Preliminary matter

The tenant's representative testified that the tenant was not able to attend the hearing because he had an appointment with a medical specialist that he was unable to cancel. She said that the tenant asked her to attend the hearing on his behalf to request that the matter be adjourned to another day when the tenant could be available to attend the hearing. The tenant's representative said that the tenant was claiming a monetary award for furniture that he had to discard due to a bedbug infestation in the rental unit. She said that the tenant has moved out of the rental unit. She provided a mailing address for the tenant and said that he is currently attempting to obtain subsidized housing.

The landlord's representative said that the tenant moved out of the rental unit on March 1st without providing a forwarding address. He said that the tenant moved into the rental unit in November and approximately one month had bedbugs in the rental unit after bringing some furniture into the unit. The landlord's representative said that the landlord hired a pest control company to treat the problem.

Analysis

The tenant, through his representative requested an adjournment of this hearing, based on his inability to attend due to a conflicting medical appointment. The tenant's application was filed on February 11, 2014. The tenant has not submitted any documents to support his claim for compensation despite having had more than three months to do so. The tenant has not provided any documentary evidence to confirm the grounds for the requested adjournment.

Based on the absence of any convincing evidence to show that the tenant has a valid claim for damages, I find that an adjournment of this hearing will serve no purpose and will be prejudicial to the landlord. I deny the request for an adjournment.

Conclusion

In the absence of an appearance by the tenant and in the absence of evidence to show, on a balance of probabilities that the tenant is entitled to a monetary award in the amount claimed, or in any amount, this application is dismissed without leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: May 27, 2014

Residential Tenancy Branch

