



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding COAST REALTY GROUP  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDC OLC ERP RP FF

### Introduction

This hearing was convened as a result of the tenants' application for remedy under the *Residential Tenancy Act* (the "*Act*"). The tenants and an agent for the landlord (the "agent") attended the hearing. The parties were affirmed and the hearing process was explained to the parties. The parties were provided an opportunity to ask questions about the hearing process.

### Preliminary and Procedural Matters

At the outset of the hearing, the parties confirmed that the tenants vacated the rental unit on May 31, 2014. As a result, I dismiss the tenants' application for an order directing the landlord to comply with the *Act*, regulation or tenancy agreement, for emergency repairs and for regular repairs as the tenancy ended on May 31, 2014 by the tenants' own actions by vacating the rental unit resulting in those portions of the tenants' application to be moot.

During the hearing, the tenants were advised that the monetary portion of their claim was being refused, pursuant to section 59(5)(a) of the *Act* because their application for dispute resolution did not provide sufficient particulars, as is required by section 59(2)(b) of the *Act*. For example, the tenants requested a monetary order for \$6,480.00, however failed to provide a monetary breakdown of how they arrived at that amount. As a result of the above, the tenants are at liberty to re-apply for their monetary claim, but are reminded to include full particulars of their application when submitting their application, and are encouraged to use the "Monetary Order Worksheet" (form RTB-37) located on the Residential Tenancy Branch website at [www.rto.gov.bc.ca](http://www.rto.gov.bc.ca).

I do not grant the tenants the recovery of their filing fee.

Conclusion

The tenants' application for an order directing the landlord to comply with the *Act*, regulation or tenancy agreement, for emergency repairs and for regular repairs is dismissed.

The tenants are at liberty to reapply for their monetary claim as described above. I note that this decision does not extend any applicable timelines under the *Act*.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: June 9, 2014

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Residential Tenancy Branch

