



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NewDawn Services Ltd.
an **INTERIM DECISION**

This matter relates to an Application for Dispute Resolution, in which the Landlord applied for a monetary Order for money owed or compensation for damage or loss; for a monetary Order for damage; to keep all or part of the security deposit; to recover the fee for filing this Application for Dispute Resolution; and for “other”.

The matter was the subject of a hearing on August 25, 2014. The matter has been adjourned a number of times for various reasons, including concerns about evidence. The hearing on January 21, 2015 was adjourned because I was concerned the Tenant had not been served with photographs that were of the same quality as the photographs that were submitted to the Residential Tenancy Branch. In an effort to ensure all parties are viewing documents of similar quality, I directed the Agent for the Landlord to:

- **produce digital images of all the photographs the Landlord has submitted in evidence for these proceedings**
- **create a list of all the digital images submitted, which describes each photograph (explains what the picture represents)**
- **number the photographs on the list in a manner that is consistent with the numbers on the photographs already submitted in evidence**
- **provide a copy of the digital images and the list to the Residential Tenancy Branch by January 31, 2015**
- **provide a copy of the digital images and the list to Legal Counsel for the Tenant by January 31, 2015.**

In an attempt to avoid further adjournments, the Agent for the Landlord is advised that only digital images of photographs that have previously been submitted in evidence for these proceedings will be considered when rendering a decision in this matter. In the event the Landlord submits a digital image of a photograph(s) that has not been previously submitted in evidence, that image will not be considered. In the event the Landlord fails to submit a digital image of a photograph(s) that has been previously submitted in evidence, any photographs(s) that has not been digitally submitted will not be considered.

The Agent for the Landlord is also directed to re-serve Legal Counsel for the Tenant with page 10 of his evidence package, which the Agent for the Landlord refers to as a “Condition Report” by January 31, 2015.

This interim decision is generated to ensure the Agent for the Landlord clearly understands the directions that were provided to him at the hearing on January 21, 2015.

Dated: January 22, 2015

Residential Tenancy Branch

