



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

Landlord's application: OPR; MNR; FF

Tenant's Application: MT; CNR; RR; FF; O

Introduction

This Hearing was scheduled to hear cross Applications. The Landlord applied for an Order of Possession; a monetary award for unpaid rent; and to recover the cost of the filing fee from the Tenant. The Tenant applied for more time to file an application to cancel a Notice to End Tenancy; to cancel a Notice to End Tenancy for Unpaid Rent; for a reduction in rent; and to recover the cost of the filing fee from the Landlord.

This application was scheduled to be heard via teleconference on January 7, 2015, at 11:00 a.m. The Tenant signed into the conference at 11:03 a.m. The Landlord did not sign into the teleconference, which remained open for 12 minutes.

The Tenant stated that she and the Landlord had reached an agreement to continue the tenancy until "at least June 30, 2014". She stated that she didn't expect that the matters would go ahead today, but thought she should just in case.

The Tenant had questions with respect to tenancy matters. I advised her to speak to an Information Officer as it was not appropriate for me to give her procedural advice. I also warned the Tenant that rent must be paid when it is due, whether or not the Landlord complies with the Act, regulation or tenancy agreement.

Both Applications were dismissed. The Tenant has leave to reapply for a rent reduction or compensation, should she choose to do so.

Conclusion

The Landlord's Application is **dismissed**.

The Tenant's application for a rent reduction is **dismissed with leave to re-apply**. The remainder of the Tenant's application is **dismissed**.

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: January 07, 2015

Residential Tenancy Branch

