



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR, ERP, LRE, MNDC, MNR, PSF, RP, RR, FF

### Introduction

This was a hearing with respect to an application by the tenant. The hearing was conducted by conference call. The tenant and the landlord called in and participated in the hearing

### Issue(s) to be Decided

Is the tenant entitled to any of the relief claimed in her application?

### Background and Evidence

In the application for dispute resolution filed on January 7, 2015, the tenant applied to cancel a 10 day Notice to End Tenancy for unpaid rent. She also requested a monetary order in the amount of \$16,200.00 and she claimed for orders directing the landlord to make emergency repairs and other repairs, to suspend or set conditions on the landlord's right to enter the rental unit, an order directing the landlord to provide services or facilities and for a rent reduction.

The tenant testified at the hearing that she has moved out of the rental unit and the tenancy has ended. She said that she is still seeking monetary compensation, but has been unable to provide all the documents related to her claim because the hearing was set so soon after she filed her application for dispute resolution.

### Analysis

The tenant was given an early date for the hearing of her application because she applied to cancel a Notice to End Tenancy for unpaid rent. She has included in her application a number of claims unrelated to the application to cancel a Notice to End

Tenancy and claims that are predicated upon there being an ongoing tenancy. Because the tenancy has ended, the tenant's application to cancel the Notice to End Tenancy is dismissed without leave to reapply, as are her claims for repairs, including emergency repairs. The tenant's claims to restrict the landlord's access, for a rent reduction and for an order directing the landlord to provide services or facilities are all dismissed without leave to reapply. The tenant's application for a monetary award is dismissed with leave to reapply.

### Conclusion

As noted, all the tenant's claims, save for her claim for a monetary award, are dismissed without leave to reapply. The monetary claim is dismissed with 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: January 29, 2015

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Residential Tenancy Branch

