



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, O

Introduction

This was an application by former tenants for recovery of their security deposit and for compensation resulting from a fire occurring on November 29, 2014 which ended the tenancy. The landlords attended with their counsel and the tenants did not attend but were represented by their advocate.

Preliminary Matters

The tenants' advocate submitted that the tenants were not ready to proceed as they had not particularized their claim or prepared a monetary claim work sheet. The landlords' counsel advised that the landlords preferred to wait for a copy of the Fire Marshall's Report which was requested before proceeding.

After a discussion the parties agreed that the tenants' application be dismissed with leave to reapply. Accordingly I have dismissed the tenants' application with leave to reapply provided it is within the time limit prescribed by section 60(2) the Act. The parties were also cautioned about section 38 of the Act regarding the tenants' security deposit.

Conclusion

I have dismissed the tenant's applications 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: March 03, 2015

Residential Tenancy Branch

