



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Associated Property Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      ERP, LAT, LRE, OLC, FF

### Introduction

This hearing was convened in response to an application by the Tenants pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order for emergency repairs – Section 32;
2. An Order authorizing the Tenants to change the locks – Section 70;
3. An Order suspending the Landlord’s right to enter the unit – Section 70;
4. An Order for the Landlord to comply – Section 62; and
5. An Order to recover the filing fee for this application - Section 72.

At the onset of the hearing the Tenants confirmed that they are no longer in the unit as the tenancy ended on May 31, 2015. The Landlord confirmed that the Landlord has made an application for dispute resolution claiming against the security deposit and that a hearing on the matter has been scheduled for November 14, 2015 at 2:00 p.m. The Tenants provided an evidence package containing an amendment to the original application. The amendment withdraws the above claims, with the exception of the filing fee and seeks the return of the security deposit and compensation. The Tenant served this package to the Landlord on June 8, 2015 in person.

Rule 2.11 of the Residential Tenancy Rules of Procedure (the “Rules”) provides that an amendment to an application must be provided separately from all other documents. Given that the amendment was not provided separately and considering that the Tenant’s claim for the security deposit is related to the Landlord’s claim to retain the security deposit, I dismiss the Tenant’s amended application with leave to reapply. As

the original application contains claims that are only relevant to an ongoing tenancy, I dismiss the original application.

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: June 24, 2015

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Residential Tenancy Branch

