



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes AAT, MNDC, RR, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant for a monetary order for money owed or compensation for damages or loss under the Act, to make repairs to the unit, to allow access to (or from) the unit, to allow a tenant to reduce rent for repairs and recover the filing fee.

Both parties appeared, gave testimony, and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

Preliminary matter

In this case, the tenant has listed several matters in their application. However, the details of their dispute are not clear and lacks sufficient particulars. The landlord indicated that they do not fully understand the tenant's application.

Section 59 (2) of the Act states an application for dispute resolution must include full particulars of the dispute that is to be the subject of the dispute resolution proceeding. The principles of natural justice require that a person be informed and given particulars of the claim against them.

I find the tenant's application for dispute resolution does meet section 59 of the Act. Therefore, I dismiss the tenant's application with leave to reapply.

Conclusion

The tenant's application 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: July 19, 2015

Residential Tenancy Branch

