



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNR; MNDC; ERP; RR

Introduction

This is the Tenant's application for a monetary award for the cost of emergency repairs; compensation for damage or loss under the Act, regulation or tenancy agreement; an Order that the Landlord make emergency repairs; and a rent reduction.

The parties gave affirmed testimony at the Hearing.

The Tenant filed her Application on July 10, 2015, at a Government Agent's office. On July 23, 2015, she amended her Application. The Tenant testified that she served the Landlord with the Notice of Hearing documents by handing the documents to the Landlord at the rental property. The Landlord acknowledged receipt of the Notice of Hearing package.

The Tenant provided her documentary evidence to the Government Agent on September 14, 2015, which is not within the time limit set out in the Rules of Procedure. Her documentary evidence included documents which were faxed to the Residential Tenancy Branch on September 14, 2015, and photographs, which were mailed but not received until after the Hearing was concluded. The Landlord stated that he has not been served with the Tenant's documentary evidence. The Tenant stated that she was not aware of the service provisions provided in the Rules of Procedure.

The Landlord was not served with the Tenant's documentary evidence in accordance with the provisions of the Rules of Procedure and therefore I advised the parties that we would not be proceeding with the Tenant's Application. I strongly advised both parties to speak to an Information Officer at the Residential Tenancy Branch or to visit our website for more information with respect to service of documents and how to prepare for Dispute Resolution. Attached to this Decision is an Information Sheet which includes the contact numbers for Information Officers as well as a link to our website.

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: September 18, 2015

Residential Tenancy Branch

