



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Rancho Management Services (B.C.) Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, RR

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement and for an order reducing rent for repairs, services or facilities agreed upon but not provided.

The tenant and an agent for the landlord company attended the hearing.

The parties were given an opportunity to settle this dispute however the landlord's agent advised that he thought it had been settled, and he has no authority to settle the monetary award sought by the tenant.

Neither party has provided any evidentiary material. The tenant advised that she provided the landlord with evidence but didn't know that it had to be provided to the Residential Tenancy Branch, and I explained to the parties the requirements of the Residential Tenancy Branch Rules of Procedure with respect to evidence.

In the absence of any evidentiary material from either party, and upon being satisfied that the agent for the landlord has no authority to settle this dispute, I dismissed the tenant's application with leave to reapply, and urged the parties to discuss an agreement.

Conclusion

For the reasons set out above, the tenant's application is hereby 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: November 12, 2015

Residential Tenancy Branch

