



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding FIRST UNITED CHURCH HOUSING
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ERP, MNDC, OLC, RP, RR

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant filed under the Residential Tenancy Act, (the “Act”), for a monetary order for compensation for loss, to have the landlord make emergency repairs, to allow a tenant to reduce rent for repairs, and to have the landlord comply with the Act.

Both parties appeared, gave affirmed 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 at the hearing

Preliminary matters

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 proceedings.

In this case, the tenant is seeking a monetary order, no detail calculation was provided on how they arrived at the amount claimed and there were insufficient particulars provided. Just writing disruption for peace, does not provided the “who, what or where” that is required.

The tenant was seeking for the landlord to make emergency repairs and repairs. No particulars were provided in their application as to “what” repairs they are seeking to have made.

Further, the parties were given an opportunity to attempt settlement, pursuant to section 63 of the Act: however, the tenant was no sufficiently prepared as they were unable to clearly state their claim.

Therefore, I find it appropriate to dismiss the tenant’s application due to insufficient particulars. The tenant is granted 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: November 30, 2015

Residential Tenancy Branch

