



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

INTERIM DECISION

Dispute Codes MNDC RP FF

First Convening of Hearing

This hearing first convened on July 14, 2016, pursuant to the tenant's application for monetary compensation and orders for repairs. The tenant and the landlord's agent participated in the teleconference hearing.

The tenant was served with a notice to end tenancy but stated in the hearing that he is not disputing the notice and the tenancy would therefore end on August 31, 2016. I informed the parties that as the tenancy was ending, I would not issue repair orders. Further, a portion of the tenant's monetary claim included a reduction in rent. The tenant agreed to withdraw both of those portions of his application. The hearing proceeded on the remainder of the tenant's monetary claim. The allotted 60 minutes for the hearing passed, and as the parties had not given all of their testimony, I adjourned the hearing.

Second Convening of Hearing

The hearing reconvened on September 9, 2016. I concluded the teleconference portion of the hearing after 86 minutes. The parties wished to make closing statements, and I agreed that they may do so, as described below.

Written Submissions

The landlord must submit his written closing statement to the Branch and the tenant by September 16, 2016. The tenant must then submit his written closing statement to the Branch and the landlord by September 23, 2016. I informed the parties that they may not introduce any further evidence in these submissions, as the purpose of the written submissions is to provide their closing statements only. I will not consider any new evidence in the closing statements.

This interim 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 9, 2016

Residential Tenancy Branch

