



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes O

Introduction

This hearing was convened as a result of the tenant's Application for Dispute Resolution seeking unspecified relief under the *Residential Tenancy Act* (the "Act").

The tenant and the landlord appeared at the teleconference hearing. The parties provided their solemn affirmations.

Preliminary and Procedural Matters

At the outset of the hearing, the tenant claimed that she is being contacted by a collection agency out of Alberta for unpaid rent and damages to the rental unit. The landlord testified that he has not filed an Application for Dispute Resolution in British Columbia and as a result does not have a monetary order from the Residential Tenancy Branch in British Columbia. The landlord was advised that all monetary orders related to unpaid rent or damages to a rental unit in British Columbia must be initiated by a landlord's Application for Dispute Resolution if claiming for unpaid rent or the cost of damages to the rental unit. The landlord responded that he was not aware of that process as a landlord.

The landlord also testified that he contacted a collection agency in Alberta and provided a copy of his tenancy agreement and tenancy agreement addendum which resulted in the tenant being contacted by the collection agency.

The parties were advised that the tenant's Application was being refused pursuant to section 59(5)(a) of the *Act* because the tenant's Application did not disclose a dispute that may be determined under the *Act*.

The tenant is at liberty to reapply should the tenant determine that she has a dispute that may be determined under the *Act*.

Conclusion

The tenant's Application is refused pursuant to section 59(5)(a) of the *Act*.

The tenant is at liberty to reapply should the tenant determine that she has a dispute that may be determined under the *Act*. This Decision does not extend any applicable timelines under the *Act*.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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 8, 2016

Residential Tenancy Branch