



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNDC, FF

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the Act) for:

- a monetary order for damage to the rental unit, and for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement pursuant to section 67; and
- authorization to recover his filing fee for this application from the tenant pursuant to section 72.

Both parties attended the hearing via conference call and provided affirmed testimony. After 15 minutes of convening the hearing it was determined that the landlord was unable to present her application for dispute without assistance. Both the arbitrator and the tenant were unable to ascertain the details of the landlord's monetary claim. The landlord was unable to provide sufficient details to substantiate a monetary claim of \$1,500.00. A further 20 minutes was used to attempt to ascertain the details of the landlord's monetary claim where the landlord provided only details for a claim of \$967.00. The hearing was suspended as the landlord was unable to sufficiently communicate her claim to both the tenant and the arbitrator after repeated attempts were made to do so. As this is a monetary claim and that there are issues regarding service and the content of evidence, I find that there is no prejudice to either party to dismiss the landlord's application with leave to reapply. The tenant made no objections.

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: December 23, 2016

Residential Tenancy Branch