



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, MNSD, MNDC, OLC, PSF, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a 1 Month Notice to End Tenancy for Cause, for a monetary order for compensation for loss or money owed, to have the landlord comply with the Act, to have the landlord provide services or facilities required, for the return of the security deposit and to recover the filing fee.

Both parties appear.

Preliminary and procedural matters

At the outset of the hearing the tenant indicated that they have vacated the rental unit. As the tenancy has legally ended, I find it not necessary to consider the merits of the notice to end tenancy.

I further find it not necessary to order the landlord comply with the Act or to have the landlord provide services or facilities required, as the tenancy has ended. Therefore, I dismiss this portion of the tenant's application.

I further find the tenant's application for return of the security deposit was filed prematurely as the tenancy had not ended at the time the application was made. Therefore, I dismiss this portion of the tenant's application with leave to reapply.

I also decline to hear the tenant's claim for a monetary order. The details of dispute provide no details of why the tenant seeks the amount of \$2,500. Section 59 (2) of the Act states that an application for dispute resolution must include full particulars of the dispute that is to be the subject of the dispute resolution proceedings, this would include a detail calculation. Therefore, I dismiss this portion of the tenant's application 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: January 13, 2017

Residential Tenancy Branch