



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes AAT, OLC, PSF, RP, RR, ERP

Introduction and Conclusion

This hearing convened as a result of a Tenant's application for dispute resolution filed February 14, 2017 wherein the Tenant sought the following relief:

- An Order that the Landlord:
 - Comply with the *Act, Regulation*, or tenancy agreement;
 - Make emergency repairs to the rental unit;
 - Make repairs to the rental unit;
 - Provide services or facilities required by law;
- An Order suspending or setting conditions on the Landlord's right to enter the rental unit;
- An order allowing access to the rental unit for the tenant or the tenant's guests; and,
- An order allowing the tenant to reduce her monthly rent payment for repairs, services or facilities agreed upon but not provided.

Both parties called into the hearing which occurred by teleconference on March 14, 2017. The Tenant called into the hearing and was assisted by an advocate, C.C.

The property manager, K.O., also called into the hearing. The Tenant erroneously named K.O. as the Landlord on her application for dispute resolution. The correct Landlord is a numbered company as indicated on the Residential Tenancy Agreement. Pursuant to section 64(3)(c) of the *Residential Tenancy Act* I amend the Tenant's application to correctly name the Corporate Landlord.

The Tenant advised that for safety reasons she gave up possession of the rental unit on February 17, 2017. Accordingly, the relief sought on her application was no longer applicable as the tenancy has ended. The Tenant's Application is therefore dismissed.

K.O. stated that the rental unit had been "trashed" and that he changed the locks for safety reasons. He also stated that he is storing the Tenant's items. The Tenant's

advocate, C.C. and K.O. confirmed they will communicate directly to arrange a time for C.C. to retrieve the Tenant's belongings. K.O. was cautioned to deal with the Tenant's belongings in accordance with the *Residential Tenancy Regulations*.

During the hearing the Tenant provided her K.O. with her forwarding address and requested that her security deposit be sent to that address in accordance with section 38 of the *Residential Tenancy Act*. I find that the Landlord has received the Tenant's forwarding address for the purposes of section 38(1) of the *Residential Tenancy Act*.

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: March 14, 2017

Residential Tenancy Branch