



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MNDC; ERP; RP; FF

Introduction

This is the Tenant's Application for Dispute Resolution seeking compensation for damage or loss under the Act, Regulation or tenancy agreement, Orders for regular and emergency repairs; and to recover the cost of the filing fee from the Landlord.

The parties gave affirmed testimony at the Hearing.

The Tenant testified that she served the Landlord with the Notice of Hearing documents on April 5, 2017, by leaving the documents at the Landlord's place of business. I questioned the Tenant with respect to the date, because the Residential Tenancy Branch did not provide the documents to the Tenant until April 6, 2017. The Landlord's agent AF stated that the documents were delivered by hand on April 12, 2017.

AF testified that she mailed the Landlord's documentary evidence to the Tenant, by registered mail, on April 13, 2017. The Landlord provided a copy of the registered mail receipt and tracking numbers. The Tenant testified that she did not receive the registered mail.

The Canada Post tracking system discloses that the registered package was delivered and signed for by "PP" on April 18, 2017; however, it also discloses that the documents were "redirected to recipient's new address" on April 18, 2017.

The Tenant's Application seeks a monetary award; however, the Tenant did not disclose the amount she is seeking in compensation. The "Details of Dispute" section of the Application is unreadable. The Tenant did not provide any documentary evidence in support of her Application.

Section 59(2)(b) of the Act provides that an Application for Dispute Resolution must include full particulars of the dispute that is to be the subject of the Hearing. I find that the Tenant did not provide full particulars of her dispute.

Conclusion

Further to the provisions of Section 59(5) of the Act, I refuse to accept the Tenant's Application for Dispute Resolution.

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: May 23, 2017

Residential Tenancy Branch