



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

Dispute Codes: LRE, RP, RR

Introduction

The Application for Dispute Resolution filed by the Tenant seeks the following:

- a. An order to suspend or set conditions on the landlord's right to enter the rental unit.
- b. A repair order
- c. An order for the reduction of rent for repairs, services, or facilities agreed upon but not provided

The respondent failed to contact the telephone bridge number at the appointed time for the hearing. The applicant was present and ready to proceed. I waited 10 minutes after the appointed time for the hearing and then proceeded with the hearing.

The applicant testified that she attempted to serve the Application for Dispute Resolution/Notice of Hearing by registered mail to where the respondent resides. She further testified that she no longer resides at the rental unit having vacated in early June 2017 and was not able to locate the registered mail receipt. I determined the tenant failed to prove service. Further most of the claims related to the continuance of the tenancy. Finally, the tenant testified she had documents and materials that she wished to rely on that she had not provided the Residential Tenancy Branch or the other side. The tenant indicated she believes that she has a claim for compensation but that was not included as part of her Application for Dispute Resolution

I order the application dismissed with liberty to reapply. I make no findings on the merits of the matter. Liberty to reapply is not an extension of any applicable limitation period.

This decision is final and binding on both parties.

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: June 27, 2017

Residential Tenancy Branch