



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

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### Introduction

This hearing was convened as a result of the tenant's application for dispute resolution seeking remedy under the *Residential Tenancy Act* (the "Act"). The tenant applied to dispute a request by the landlord for payment of 16 months of utilities and to recover the cost of the filing fee.

The tenant, the landlord and an agent for the landlord (the "agent") appeared at the teleconference hearing and gave affirmed testimony. Neither party raised any concerns regarding the service of documentary evidence.

### Preliminary and Procedural Matter

At the outset of the hearing, the agent testified that the landlord has not yet applied for compensation from the tenant regarding utility bills but that the landlord plans to amend their unrelated application that is scheduled to be heard on October 26, 2017 at 10:30 a.m. As a result, there is no current monetary claim submitted by the landlord in relation to unpaid utilities as of the date of this hearing.

As a result, the parties were advised that I find the tenant's application to be premature as the tenant is requesting to dispute a monetary claim that has not yet been applied for by the landlord.

### Analysis

Based on the above, I find the tenant's application to dispute a monetary claim by the landlord that has not yet been applied for by the landlord to be **premature**. Therefore, I dismiss the tenant's application **with leave to reapply**.

I do not grant the recovery of the cost of the filing fee as a result.

Conclusion

The tenant's application is premature and is dismissed, with leave to reapply.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: September 22, 2017

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Residential Tenancy Branch