



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, RP, RR

Introduction

The tenant applies for a monetary award, a repair order and a rent deduction claiming the landlord has failed to repair the premises.

The tenant has not filed a Monetary Order Worksheet, required by the Rules of Procedure, to particularize his \$6300.00 claim. As well, he has filed documentary and digital evidence two days before the hearing; past the cut off date for filing evidence.

The landlord has filed material to support a counterclaim, however it has not brought its own formal application to permit an arbitrator to hear and determine that claim.

In all the circumstances and by agreement of the parties, the tenant's application is dismissed with leave to re-apply. Whether the tenant re-applies or not, the landlord is free to bring its own application for the relief it seeks against the tenant.

If both sides make an application they should strive to have the Residential Tenancy Branch schedule the hearings at the same time, as related matters.

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: November 24, 2017

Residential Tenancy Branch