



Dispute Resolution Services

Page: 1

Residential Tenancy Branch Office of Housing and Construction Standards

A matter regarding BIRDS NEST PROPERTIES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, FF

This hearing dealt with the tenants' application pursuant to the *Residential Tenancy Act* (the "Act") for:

- a monetary order for compensation for damage or loss under the Act, regulation or tenancy agreement pursuant to section 67;
- filing fee for this application from the landlord pursuant to section 72.

Both parties attended the hearing via conference call and provided affirmed testimony. Both parties confirmed receipt of the notice of hearing package and the submitted documentary evidence of the other party. Neither party raised any service issues. I accept the undisputed affirmed evidence of both parties and find that both parties have been sufficiently served as per sections 90 of the Act.

Preliminary Issue(s)

At the outset, the tenants have failed to provide any monetary claim details in their application for dispute of \$15,000.00. The tenants were unable to provide any details of the claim, stating that she did not have a copy of the documents. The submitted copy by the tenants was an incomplete "blank form". The landlord's agents (the landlord) stated that a money worksheet was completed dated in May 2018, but provides for three items listed with a total of \$732.08. The tenants were unable to clarify or provide any explanation as to the discrepancy. As such, I find that without sufficient details for the tenants' application or notice of such to the landlord to allow a response, the tenants' application is dismissed with leave to reapply. Leave to reapply is not an extension of any applicable limitation periods. The tenants having failed to diligently follow through on their application have forfeited their \$100.00 filing fee for this application.

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 02, 2018

Residential Tenancy Branch