



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LA, OLC, RP, FF

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

- authorization to change the locks to the rental unit pursuant to section 70;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62;
- an order to the landlord to make repairs to the rental unit pursuant to section 32;
- authorization to recover his filing fee for this application from the landlord pursuant to section 72.

Both parties attended the hearing via conference call and provided affirmed testimony.

At the outset, the tenant confirmed that she was no longer residing at the rental unit and stated that the tenancy ended on January 15, 2019. The landlord and her counsel (the landlord) confirmed that the tenancy had ended as stated. Both parties acknowledged that as the tenancy had ended that the tenant's requests for the above noted application no longer apply. As such, the tenant's original application is dismissed as no further action is required.

The tenant also stated that she wished to proceed on a monetary request for compensation for loss of quiet enjoyment, however a review of the application does not disclose such a request. The tenant clarified that a request was made in the tenant's evidence summary submission. The landlord stated that there was no proper filing of a monetary claim and that she is unprepared to speak to this matter as there are insufficient details. A review of the tenant's application confirmed that there are insufficient details to show a request for a monetary claim. It was clarified with both parties that the tenant's monetary claim was not part of the original application and could not be heard, but that the tenant was free to file a separate application for dispute.

Both parties requested that the decision be delivered to them via email. In the landlord's case, counsel requested that the copy be sent to her email address.

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: January 31, 2019

Residential Tenancy Branch