



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding E.T. INVESTMENTS INC
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNSD, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order for unpaid rent, for an order to retain the security deposit in partial satisfaction of the claim and to recover the filing fee.

Both parties appeared.

The parties agreed that the tenant paid rent for January and February 2019, which was the subject of the application. As the issue of rent was settled, I find there are no further issues to consider.

Although the landlord indicated they were seeking damages to the rental unit in their evidence; however, their application for dispute resolution was not formally amended. The Act does not allow a claim to be made through evidence. Therefore, I cannot hear any claim for damages as it was not in the landlord's application. The landlord is entitled to make a claim for damages, if they chose to do so.

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 14, 2019

Residential Tenancy Branch