



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Code MNDC FF

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, made on June 7, 2019 and amended on August 2, 2019 (the "Application"). The Tenant applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order granting compensation for monetary loss or other money owed; and
- an order granting recovery of the filing fee.

The Tenant attended the hearing and was accompanied by one witness who did not participate in the hearing. The Landlord attended the hearing and was accompanied by G.G., an agent. Also in attendance for the Landlord were three witnesses who did not participate in the hearing. The Tenant, the Landlord, and G.G. each provided a solemn affirmation at the beginning of the hearing.

The Application was discussed with the parties at the beginning of the hearing. Although the Tenant seeks compensation in the amount of \$23,085.00, it is not clear how the Tenant determined the amount being claimed.

Section 59(2)(b) of the *Act* confirms an application must include full particulars of the dispute that is to be the subject of the dispute resolution proceeding. The language in the *Act* is mandatory. Further, Rule of Procedure 2.5 confirms that an applicant should submit a detailed calculation of any monetary claim being made at the time the application is submitted.

In this case, I find the Tenant has not provided a detailed calculation of the monetary claim or included full particulars of the dispute. Therefore, I find it is appropriate to dismiss the Application with leave to reapply.

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: October 1, 2019

Residential Tenancy Branch