



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **INTERIM DECISION**

Dispute Codes      MNDL-S, MNDCL-S, FFL

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord filed under the *Residential Tenancy Act* (the “Act”) for a monetary order for damages or compensation under the *Act*, for permission to retain the security deposit, and for the return of their filing fee. The matter was set for a conference call.

The Landlord and the Tenant attended the hearing and were each affirmed to be truthful in their testimony.

During the hearing, it was brought to this Arbitrators attention that there is another Dispute Resolution proceeding underway with the Residential Tenancy Branch, regarding this tenancy and these parties. These parties agreed that an initial hearing took place on December 3, 2020, and that those proceedings had been adjourned until February 19, 2021, at 9:30 a.m. I was provided with the file number for the December 3, 2020 hearing, and that file number has been recorded on the style of cause page of this decision.

I have reviewed the Tenant’s application for the December 3, 2020 hearing, and I find that the Tenant’s application claims for the recovery of the security deposit, for the recovery of personnel property and for a financial claim for utility bills.

I have also reviewed the Landlord’s application that I have before me in this proceeding, and I find that the Landlord’s application is a monetary claim for the recovery of unpaid utility bills, for the recovery of costs associated with the condition of the rental unit at the end of this tenancy, and for permission to retain the security deposit.

After reviewing both Landlord's and Tenant's applications, I find that the issue covered in both these applications are related. As these applications are related, I find that it is appropriate that these applications be crossed and heard together.

I have not made any findings of fact or law with respect to the application or service during this proceeding.

**I ORDER THAT:**

1. The hearing scheduled at 1:30 p.m. (Pacific Time) on January 11, 2021, is adjourned to February 19, 2021, at 9:30 a.m.
2. The Landlord's application be crossed with the Tenant's application.
3. No amendments may be made to the Landlords' Application.
4. No further documentary or digital evidence may be submitted by the Landlord or the Tenant.

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 13, 2021

---

Residential Tenancy Branch