



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, MNDCT, FFT, RR

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

- cancellation of the landlord's 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) pursuant to section 46;
- a monetary order for compensation for damage or loss under the *Act*, regulation or tenancy agreement pursuant to section 67;
- an order to allow the tenant(s) to reduce rent for repairs, services or facilities agreed upon but not provided, pursuant to section 65; and
- authorization to recover his filing fee for this application from the landlord pursuant to section 72.

Both parties participated in the teleconference. At the outset of the hearing both parties confirmed that the tenant moved out and that the landlord now has possession of the unit. Both parties made references to possible monetary claims. The tenant's agent advised that they only made this application for a monetary claim as a response to a "possible" monetary claim from the landlord. I find that the parties are premature in the request for monetary claims. It was explained in great detail the options available to each party; each party advised that they understood. I hereby dismiss the tenant's application for a monetary claim with leave to reapply. I dismiss the remainder of the tenant's application in its entirety without 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: March 29, 2021

Residential Tenancy Branch