



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Centurion Properties - Hedstrom
House and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes RP, RR, LRE, MNDCT, FFT

This hearing was convened in response to an application by the Tenants pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order for repairs - Section 32;
2. An Order for a rent reduction - Section 65;
3. An Order restricting the Landlord’s entry - Section 70;
4. A Monetary Order for compensation - Section 67; and
5. An Order to recover the filing fee for this application - Section 72.

Both Parties appeared. The Tenant states that the tenancy ended with the tenants moving out of the unit on March 31, 2022. The Landlord did not dispute this fact. As the claims for repairs, rent reduction and entry are only relevant to an ongoing tenancy and as the tenancy has ended, I dismiss these claims.

Rule 2.3 of the Residential Tenancy Branch Rules of Procedure provides that claims made in an application must be related to each other and unrelated claims may be dismissed with or without leave to reapply. As the compensation claim is not related to the primary matter of repairs, I dismiss this claim with leave to reapply. The Tenants also remain at liberty to make a claim for compensation in relation to any acts or failures to act by the Landlord during the tenancy that caused the Tenants a loss.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: April 25, 2022

Residential Tenancy Branch