



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI-ARI-C, MNDCT, RP, RR, PSF, LRE, RPP, OLC

Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution ("Application") under the *Residential Tenancy Act* ("Act"), for the following claims:

- to dispute an additional rent increase for capital expenditures;
- for a monetary order of \$30,000 for damage or compensation under the Act;
- for an Order for repairs to the unit or property, having contacted the Landlord in writing to make repairs, but they have not been completed;
- for an Order to reduce the rent for repairs, services or facilities agreed upon but not provided.
- for an order to provide services or facilities required by the tenancy agreement or law;
- to suspend or restrict the Landlord's right to enter;
- for an order for the Landlord to return the Tenant's personal property; and
- for an Order for the Landlord to Comply with the Act or tenancy agreement.

The Tenants, T.C., K.D., and S.K., appeared at the teleconference hearing and gave affirmed testimony; however, no one attended on behalf of the Landlord. I find that the Tenants applied together for matters that should rightly have been claimed respectively or individually, as their tenancies are not clearly combined. As such, the Tenants present at the hearing agreed to withdraw their Application, which I will dismiss with leave to reapply.

However, after hearing affirmed testimony from the Tenants, I am concerned about the Landlord's means of administering her obligations under the Act. I, therefore, **CAUTION THE LANDLORD** to comply with the *Residential Tenancy Act*, Regulation and Policy Guidelines or **face consequences** set out in the legislation and via the **Compliance and Enforcement Unit** of the Residential Tenancy Branch.

LANDLORD, the Tenants have reported that you have:

- ▶ thrown out tenants' personal property;
- ▶ repeatedly evicted and attempted to evict tenants illegally;
- ▶ imposed illegal rent increases;
- ▶ failed to provide tenancy agreements;
- ▶ failed to provide keys to tenants;
- ▶ failed to provide 24 hours written notice of intended entry to rental unit(s), which notice must include a reasonable purpose for entering and the time and date of entry;
- ▶ failed to accept cash payments of rent;
- ▶ failed to provide receipts for cash payment of rent; and
- ▶ miscellaneous other breaches of the Act, Regulation and Policy Guidelines.

LANDLORD, I have forwarded your name to the **Compliance and Enforcement Unit** of the Residential Tenancy Branch. Please ensure that your behaviour regarding your multiple rental properties complies with the *Residential Tenancy Act*, Regulation and Policy Guidelines, as we will be in touch.

The Tenants' Application is dismissed with leave to reapply individually.

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 29, 2022

Residential Tenancy Branch