



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **FFT, RR, MNDCT, RP, OLC, LRE**

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants filed under the *Residential Tenancy Act* (the “Act”) to reduce rent for repairs, for monetary compensation for monetary loss or other money owed, to have the landlord make repairs to the unit or property, to have the landlord comply with the Act, regulation and tenancy agreement, to suspend or sent the conditions on the landlord’s right to enter the rental unit and to recover the cost of the filing fee.

Both parties appeared. The landlord indicated that it was very difficult to determine what the claim was, and it was changing with the evidence.

In this case, I have reviewed the tenants’ Application. I find the tenants’ application does not comply with section 59 of the Act. The application must include the full particulars of the dispute that is to be the subject of the dispute resolution proceedings.

One example the tenants seek repairs to the rental property. However, the tenants write the following description

“As previously described, files are uploaded for all requests. My apology I did not realize this would be broken down like this”

[Reproduced as written]

The tenants have not indicated what repairs they are specifically requesting. However, the tenants have submitted a large volume of evidence. Evidence is only what is to support the written details of the application.

The other description in the details are equally deficient. Therefore, I dismiss the tenants' application with leave to reapply.

The tenants should be aware of Residential Tenancy Branch Rules of Procedure 2.3 states that when more than one claim is made in the application that are not specifically related the Arbitrator may use their discretion to dismiss unrelated claims with or without leave to reapply. As an example, a request for repairs to the rental unit, is not related to monetary compensation.

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: July 18, 2022

Residential Tenancy Branch