



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDCT

### Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution, made on January 26, 2022 (the "Application"). The Tenants applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for damage or compensation.

The Tenants and the Landlord attended the hearing at the appointed date and time.

### Preliminary Matters

At the start of the hearing, the Tenants confirmed that they were claiming for monetary compensation in the amount of \$20,000.00. The Tenants acknowledged that they did not provide a detailed monetary breakdown of each item that they are claiming compensation for. The Landlord confirmed that he did not understand how the Tenants came to the amount of \$20,000.00.

According to Section 59 (2) An application for dispute resolution must;

- (a) be in the applicable approved form,
  - (b) **include full particulars of the dispute that is to be the subject of the dispute resolution proceedings**, and
  - (c) be accompanied by the fee prescribed in the regulations.
- (3) Except for an application referred to in subsection (6), a person who makes an application for dispute resolution must give a copy of the application to the other party within 3 days of making it, or within a different period specified by the director.
- (5) **The director may refuse to accept an application for dispute resolution if**

- (a) in the director's opinion, the application does not disclose a dispute that may be determined under this Part,
- (b) the applicant owes outstanding fees or administrative penalty amounts under this Act to the government, or
- (c) the application does not comply with subsection (2).**

I find that proceeding with the Tenants' monetary claim at this hearing would be prejudicial to the Landlord, as the absence of particulars that set out how the Tenants arrived at the amount of \$20,000.00 makes it difficult, if not impossible, for the Landlord to adequately prepare a response to the Tenants' claim. The Tenants failed to specify a detailed breakdown of their monetary claim including the amount of each item and what each item being claimed represents in the "Details of Dispute" section of the Application.

For these reasons, the Tenants' Application is dismissed with leave to reapply. The Tenants are reminded to provide a detailed breakdown of their monetary claim and is encouraged to use the Monetary Worksheet available at [www.rto.gov.bc.ca](http://www.rto.gov.bc.ca) when submitting a monetary claim. The Tenants may include any additional pages to set out the details of his dispute in their application, as required.

### Conclusion

The Tenants' Application has been refused pursuant to sections 59(5)(c) and 59(2)(b) of the *Act*. The Tenants are at liberty to reapply for her monetary claim; however, is encouraged to provide a detailed breakdown of any future monetary claim at the time an application is submitted.

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: September 12, 2022

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Residential Tenancy Branch