



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## Decision

Dispute Codes: ERP, RP, PSF, and RR

### Issue(s) to be Decided

The issues to be decided are whether the Tenants should be granted an order requiring the Landlord to make repairs to the rental unit; an order to make emergency repairs to the rental unit for health or safety reasons; an order requiring the Landlord to provide services or facilities required by law; and whether the Tenants should be authorized to reduce their rent for repairs, services, or facilities agreed upon but not provided.

Specifically, the Tenants are seeking to have mould in the rental removed; to replace the toilet and repair the plumbing; to repair electrical wiring; to replace flooring that has been damaged by water; and to replace the stove, fridge, washing machine, and dryer. The Tenants are also asking for a rent reduction as compensation for living in the rental unit without the above mentioned repairs and services.

### Decision

The hearing was scheduled for 1:00 p.m. on this date and by 1:10 p.m. neither party had appeared.

I consider this application to be abandoned. I dismiss the application with leave to reapply, as I have not made any findings of fact or law with respect to the application.

Date of Decision: September 09, 2008

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