

DECISION

This application was brought on by the tenant requesting the landlord make particular repairs to the rental unit. Both the tenant and the landlord were represented at today's hearing. The tenant's claim on application is that he wants the repairs done to his rental unit or his "rent for free" / rent reduced to \$0 for 3 months.

The tenant submitted that his rental unit requires replacement of the taps in the kitchen, along with a new countertop. His claim is also that the bathroom countertop is not stable and requires replacement. In addition, some of the carpeting in the rental unit has some persistent oil stains that need remedy. The tenant claims that he has asked for these repairs since they moved in on April 1, 2008, and recently submitted written requests to the landlord on December 5, and December 29, 2008, then subsequently made application for dispute resolution. The tenant submitted he has withheld the rent for the last 2 months due to his dissatisfaction, which has caused additional friction between the parties.

During the hearing the landlord stated they recently became fully aware of the tenant's request and can look to having these repairs done in the next 30 days. In the hearing the landlord offered the tenants an updated comparable unit in the same complex or a unit without issues as soon as April 30, 2009. The tenant was, at first, satisfied with this resolve, but also insisted on not having to pay rent for 3 months. The landlord testified they are not in agreement with the latter request. On hearing the landlord's response the tenant became upset and determined to end the hearing by exiting the conference call. The landlord will attempt to engage the tenant toward a resolve.

With the applicant not involved in the hearing, this matter is deemed abandoned and thus dismissed.

Dated March 11, 2009.