



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MNDC, RP, FF

### Introduction

Some documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail that was mailed on June 19, 2009, but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issues(s) to be Decided

This is a request for a monetary order for \$600.00 and a request for a repair order. The applicant is also requesting that the respondent bear the \$50.00 cost of the filing fee he paid for the dispute resolution application

### Background and Evidence

The applicant testified that he is withdrawing his request for a repair to the buzzer and mailbox as those have already been repaired and he is withdrawing his request for a monetary order for \$600.00 as the landlord has already allowed him to deduct that amount from his rent.

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The applicant is still however requesting an order that the landlord have the plumbing in the rental unit repaired because they have problems with the taps changing from extreme hot, to cold, or even the water flow cutting off entirely while showering or doing dishes.

The applicant testified that he has sent two letters to the landlord requesting that this water problem be resolved but as of yet it has still not been resolved.

### Analysis

I accept the testimony of the tenants as to the problems with the plumbing in the rental unit and it is my decision that is not reasonable for the tenants to have to put up with such water temperature and pressure imbalances.

### Conclusion

I have issued an order for the landlords to have a professional plumber assess the plumbing in the rental unit and make any repairs deemed necessary to resolve the water temperature and pressure imbalance issues.

I further Ordered, that the landlord bear the cost of the filing fee paid for this hearing. The tenant may therefore deduct \$50.00 from future rent payable to the landlord.

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 27, 2009.

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Dispute Resolution Officer