



Dispute Resolution Services

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

Decision

Dispute Codes: MNDC

Introduction

This hearing dealt with an application by the tenant for monetary compensation under the Act, regulation or tenancy agreement. The tenant and the landlord participated in the teleconference hearing.

Issue(s) to be Decided

Is the tenant entitled to the monetary amount claimed?

Background and Evidence

The tenancy began on November 3, 2007. The tenant is responsible for hydro costs, including the electricity supplied to the pump house. In January 2008 the water pump froze up. The landlord arranged for plumbers to add more insulation to the pump house. The plumbers installed a 1500 watt heater and heavy heating coil. The tenant then received a hydro bill that was \$200 higher than any other billing period that year. The tenant has claimed \$200 in compensation.

The landlord's response was as follows. The tenant had stopped using propane for heat, and was heating everything with electricity. January 2008 was one of the coldest winters in over 40 years. It is not likely that an additional \$200 of the bill was all because of the alterations to the pump house.

Analysis

I find that the tenant has not provided sufficient evidence to establish what portion of the spike in her hydro bill was due to alterations to the pump house. I therefore dismiss the tenant's application.

Conclusion

The tenant's application is dismissed.