



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing and Social Development

## DECISION

Dispute Codes      OLC, ERP, RP, PSF, FF

### Introduction

This matter dealt with an application by the tenant to order the landlord to comply with the Act, regulations or tenancy agreement, to order the landlord to make emergency repairs for health or safety reasons, to make repairs and to provide services or facilities agreed by law. The tenant also seeks to recover the cost of filing her application.

Service of the hearing documents was done in accordance with section 89 of the *Act*. They were hand delivered to the landlord on July 03, 2009. The landlord confirmed he had received them.

Having heard the evidence of the parties and witnesses, under oath, and having given the parties the opportunity to give their evidence orally and to provide written and documentary evidence, and to cross-examine the other party and witnesses, and to make submissions to me, I have determined that:

While I do not dispute that there are repairs that are required to be made to the rental unit. The tenant indicated at the hearing that her intention is to vacate the rental unit. However, she still required the landlord to make repairs to the unit to protect any future tenants. At the end of the hearing the tenant also provided a different mailing address to send my decision to in the event she was not living at the rental unit. The Dispute Resolution service is in place to protect the rights of tenant's not future tenant's; therefore, I dismiss the tenants' application without leave to reapply.

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: August 20, 2009.

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Dispute Resolution Officer