

DECISION

Dispute Codes MNDC, OLC, RP, PSF, RR, FF

Introduction

This is an application by the Tenant for a monetary order for compensation for loss under the Act, regulation or tenancy agreement. The Tenant is also seeking the Landlord to comply with the Act, regulation or tenancy agreement, make repairs, provide services required by law and allow the tenant to reduce rent for repairs, services or facilities agreed upon but not provided. The Tenant is also seeking the recovery of the filing fee.

The Tenant appeared by conference call and gave affirmed testimony. The Landlord did not attend.

Issues(s) to be Decided

Has the Tenant established a claim that the Landlord has not complied with the Act, regulations or tenancy agreement?

Is the Tenant entitled to compensation for loss under the Act, regulations or tenancy agreement?

Background and Evidence

The Tenant served the Landlord with the hearing documents by registered mail on October 19, 2010.

The Tenant states that she has been without heat from August to October of 2010. She is seeking the heat to be turned on and a thermostat installed, to fix a balcony door, bathroom fan, dimmer switch and a damaged wall from a leak. She is seeking the replacement of a missing kitchen drawer, a cracked tile in the kitchen and repair of a door lock. She seeks the repairs or replacements to be made or reduced rent in

compensation of \$100.00. The Tenant states that she gave numerous verbal messages of these issues with no action taken by the Landlord.

Analysis

The Tenant has failed to provide any evidence of notice that issues are to be addressed by the Landlord or of any deficiencies in the rental unit. As such, I dismiss this claim for lack of evidence.

Conclusion

The Tenant's application is dismissed.

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: November 05, 2010.

Dispute Resolution Officer