

DECISION

Dispute Codes MNDC, ERP

Introduction

This is an application by the Tenant for emergency repairs for health or safety reasons. The Tenant is also seeking a monetary order for compensation for damage or loss under the Act.

Both parties attended by conference call and gave affirmed testimony.

The Landlord states that repairs were completed after receiving a 30 day notice by the City of Vancouver to complete repairs following an inspection and notice given on September 23, 2010. The Tenant concurs that repairs were completed. I find that an order to make emergency repairs is not needed since the Landlord has already complied with the Act.

Issues(s) to be Decided

Is the Tenant entitled to compensation for damage or loss under the Act?

Background and Evidence

The Tenant is making a claim for \$150.00 for costs incurred for staying with friends temporarily, food costs for eating out and laundry fees.

The Landlord has stated that an alternate rental unit was available to the Tenant while the repairs took place. The Landlord claims that the Tenant refused this offer because he did not want to move his belongings. The Tenant confirmed the offer and refusal during the hearing.

Analysis

The Tenant was offered temporary housing by the Landlord and refused it. Any costs incurred because of this falls to the Tenant. Further the Tenant has not provided any type of proof, be that receipts, invoices or statements by witnesses to these costs. I find that the Tenant has not established costs for his claim and as such dismiss this application.

Conclusion

The Tenant's application for compensation for loss under the Act 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 03, 2010.

Dispute Resolution Officer