

DECISION

Dispute Codes RP, PSF, RR, FF

Introduction

This is an application by the Tenant for action by the Landlord to make repairs to the unit, site or property, provide services or facilities required by law, to allow the Tenant to reduce rent for repairs, services of facilities agreed upon but not provided and the recovery of the filing fee.

Both parties attended by conference call and gave affirmed testimony.

At the beginning of the hearing the Tenant has stated that all repairs have been made by the Landlord and the Tenant is only seeking action regarding a storage locker to be provided and until it is to be able to reduce rent until it is provided.

Issues(s) to be Decided

Is the Tenant entitled to a storage locker to be provided for by the Landlord?

Background and Evidence

The Tenant has provided into evidence a signed residential tenancy agreement entered into on September 17, 2010. The Landlord has indicated that he is merely an agent of the Landlord. The agent acts for the Landlord in matters concerning the tenancy. I find that service upon the agent is sufficient notice to proceed with the hearing. The Landlord has confirmed receipt of both evidence packages. The Tenant has provided copies of email conversations where the Landlord's agent has made efforts to obtain a storage unit for the Tenant, but provides that as the storage units are controlled by the strata, that he is unable to provide such and that there are no storage units available. The signed tenancy agreement makes no mention of storage or that any would be

provided to the Tenant. The Landlord states that storage is never committed to as the strata is the only body that oversees them and the Landlord has no control over such matters.

Analysis

The Tenant has failed to prove that the Landlord is responsible for providing a storage unit to the Tenant. The Tenant's application is dismissed.

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: December 01, 2010.

Dispute Resolution Officer