

DECISION

Dispute Codes ERP, FF

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking an order to have the landlord make emergency repairs.

The hearing was conducted via teleconference and was attended by the respondent landlord only. The applicant tenant did not attend.

The landlord noted at the start of the hearing that the tenant had moved out as a result of her application for an early end to the tenancy that was granted on February 3, 2011 when an order of possession was issued.

Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to an order to have the landlord make emergency repairs and to a monetary order to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 33, 67, and 72 of the *Residential Tenancy Act (Act)*.

Conclusion

In the absence of the applicant tenant and as the tenant no longer lives in the rental unit and therefore does not require any repairs, I dismiss the application in its entirety.

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: February 28, 2011.

Residential Tenancy Branch

Now that you have your decision...

You might want more information about what to do next.

If you do, visit the RTB website at www.rto.gov.bc.ca for information about:

- How and when to enforce an order of possession:
Fact Sheet RTB-103: Landlord: Enforcing an Order of Possession
 - How and when to enforce a monetary order:
Fact Sheet RTB-108: Enforcing a Monetary Order
 - How and when to have a decision or order clarified or corrected:
Fact Sheet RTB-111: Clarification or Correction of Orders and Decisions
- How and when to apply for the review of a decision:
Fact Sheet RTB-100: Review of a Residential Tenancy Branch Decision **(Please Note: Legislated deadlines apply)**

If you would like to personally speak with Residential Tenancy Branch (RTB) staff or listen to our 24 Hour Recorded Information Line, please call:

- Lower Mainland: 604-660-1020
- Victoria: 250-387-1602
- Elsewhere in BC: 1-800-665-8779

Contact any Service BC Centre or visit the RTB office nearest you. For current information on locations and office hours, visit the RTB web site at www.rto.gov.bc.ca