



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes: 0

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant seeking an order for to force the landlord to comply with the Act by replacing worn out appliances and fixtures including the refrigerator, stove and dishwasher, all of which had exceeded their expected usage. The tenant was also seeking an order to repair or refurbish the toilet. Both the landlord and the tenant appeared and each gave testimony in turn.

Issue(s) to be Decided

The issue to be determined based on the testimony and the evidence is: whether the tenant has proven to be entitled to an order for replacement appliances and repairs.

Background and Evidence

The parties testified that the landlord had already replaced the appliances in question and has also scheduled service to deal with the toilet issue.

Analysis

Given the above, I find the dispute has been resolved. If this problem does arise again for the tenant, I find that the tenant is at liberty to make application to seek a resolution or demand compensation under the Act.

Conclusion

Based on the above, I find that the parties have resolved the tenant's complaint and therefore no order will be issued. If any future disputes arise that cannot be resolved by the parties in regards to this repair issue or any other matter, the tenant is at liberty to make application for dispute resolution.

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: April 2011.

Residential Tenancy Branch