



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes:**

*OLC, ERP, RP, PSF*

### **Introduction**

This hearing dealt with an application by the tenant pursuant to the *Residential Tenancy Act*, for an order seeking landlord's action to comply with the *Act*, to carry out repairs and provide services required by law.

The tenant served the landlord with the hearing package at his place of business. The tenant stated that this address was the address of contact, provided to him by the landlord. Despite having been served the notice of hearing, the landlord did not attend the hearing. The tenant attended the hearing and was given full opportunity to present evidence and make submissions.

### **Background and Evidence**

The tenancy started on February 05, 201. The monthly rent is \$450.00 due on the first of each month.

The tenant testified that at right from the start of the tenancy, the unit had cockroaches and bugs. He informed the landlord several times on the phone and in person at the landlord's place of business, but the landlord took no action. The tenant stated that to curb the spread of bugs, he purchased a can of bug spray and requested the landlord to reimburse \$10.00 to him. The landlord did not. In addition, the tenant stated that the landlord did not act immediately in emergencies like a power outage and a flood.

The tenant did not file any evidence to support his testimony other than a name and phone number for a building inspector who has knowledge about the condition of the unit.

**Analysis**

The tenant has not filed evidence to support his claim and therefore for lack of evidence, his application is dismissed.

**Conclusion**

The tenant's application is dismissed in its entirety. The tenant is at liberty to make application with proper evidence, if the conditions he describes persist and the landlord continues to take no action to alleviate the situation.

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: July 13, 2011.

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Residential Tenancy Branch