



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **INTERIM DECISION**

### **Dispute Codes:**

OLC; RP; RR

### **Introduction**

This is the Tenant's application for an Order that the Landlord comply with the Residential Tenancy Act (the "Act"), regulations, or tenancy agreement; for an Order that the Landlord make repairs to the rental unit; and to allow the Tenant to reduce rent for repairs, services or facilities agreed upon but not provided.

The parties gave affirmed testimony at the Hearing.

### **Preliminary Matters**

At the outset of the Hearing, the Tenant's advocate requested an adjournment so that his client could provide documentary evidence. The Landlord's agent had no objection to the adjournment request. Therefore, I allowed the Tenant's request for an adjournment.

Before the Hearing adjourned, the parties agreed on the following facts with respect to the tenancy:

1. The rental unit is one side of a side by side duplex.
2. There is no written tenancy agreement.
3. The Tenant has lived in the rental unit for 19 to 20 years.
4. Monthly rent is \$795.00, due on the 5<sup>th</sup> day of each month.
5. The Tenant is responsible for paying utilities.
6. The Landlord did not require a security deposit at the beginning of the tenancy and no security deposit has been paid.

### **Interim Orders**

The Tenant must provide the Landlord and the Residential Tenancy Branch with copies of his documentary evidence within 3 days of receipt of this Decision.

The Landlord must provide the Landlord and the Residential Tenancy Branch with copies of her rebuttal evidence within 5 days of receipt of the Tenant's documentary evidence.

This matter will reconvene at 1:30 p.m. on November 24, 2011. Copies of a Notice of Reconvened Hearing accompany this Decision, for both parties. The Tenant is not required to serve the Landlord with the Notice of Reconvened Hearing.

This interim 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: October 05, 2011.

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Residential Tenancy Branch