



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RP

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to have the landlord make repairs to the unit.

Both parties appeared, gave testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

Issue(s) to be Decided

Should the landlord make repairs to the unit?

Background and Evidence

The parties agreed the tenancy commenced on June 1, 2012.

The tenant testified that she seeks the landlord to make repairs to the ceiling, as she believes there may be mould behind the drywall and in the insulation due to a leak that occurred in October 2012.

The tenant testified that she has no documentary evidence to support her claim.

The landlord's agent testified that was a previous leak, however, the problem was fixed. The landlord's agent stated they have attended the rental unit and there was no smell of mould and there is no evidence of mould in the tenant's rental unit. The landlord stated they also performed several moisture readings on the ceiling and the results were 0.0%.

The landlord's agent agreed that she would complete the cosmetic work required on the ceiling, however, it was very minor.

Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

In this case, the tenant is seeking the landlord to make repairs to the ceiling and claiming that there may be mould behind the drywall and in the insulation. However, the tenant has not submitted any documentary evidence to support the claim. The evidence of the landlord's agent was that there was no evidence of mould and no smell of mould when they attended the rental unit. The evidence of the landlord's agent was they completed several moisture reading tests on the drywall and the results were 0.0%.

As a result, I find the tenant has provided insufficient evidence to support the claim that repairs are required. Therefore, I dismiss the tenant's claim to make an order for repairs

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: January 24, 2013

Residential Tenancy Branch

