



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RP, ERP and OLC

Introduction

This hearing was convened on the tenant's application of January 14, 2013 seeking Orders for repairs and emergency repairs to the rental unit and an order for the landlord to comply with the legislation, in particular, the provision of receipts for rent and utilities payments.

Despite having been served with the Notice of Hearing sent by registered mail on January 14, 2013, the landlord did not call in to the number provided to enable her participation in the telephone conference call hearing.

At the commencement of the hearing, the applicant tenant advised that she had vacated the rental on January 26, 2013 pursuant to a request from the landlord to enable her compliance with local bylaw and other enforcement officials that prohibited use of the rental unit as such. Therefore, the tenant withdrew the request for repair orders as moot.

Issue(s) to be Decided

Is an Order for landlord compliance with the legislation warranted by the testimony of the tenant?

Background and Evidence

This tenancy started on or about September 1, 2012 at rent of \$600 per month although the landlord later added the cost of utilities according to the tenant. There was no security deposit.

The tenant gave evidence that she had requested receipts for her rent and utilities paid in cash on a number of occasions, but the landlord had not provided them. She now seeks an order for provision of the receipts. The tenant acknowledged that she has not as yet provided the landlord with her forwarding address, but proposes to do so to obtain the receipts.

Analysis

Section 26(2) of the *Act* states that: "A landlord must provide a tenant with a receipt for rent paid in cash."

Section 62(3) of the *Act* provides that: "The director may make any order necessary to give effect to the rights, obligations and prohibitions under this Act, including an order that a landlord or tenant comply with this Act, the regulations or a tenancy agreement and an order that this Act applies."

Accordingly, I hereby order that, on receipt of the tenant's forwarding address, the landlord must provide the tenant with receipts for all monies paid to her in cash.

Conclusion

The landlord is under order to provide the tenant with receipts for monies paid to her in cash.

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 05, 2013

Residential Tenancy Branch

