



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Broadview Court Holdings Ltd.
and [tenant name suppressed to protect privacy]

CLARIFICATION DECISION

Dispute Codes: CNC MNDC

The applicant has requested a clarification of the Decision dated April 18, 2013.

Section 78 of Residential Tenancy Act enables the Residential Tenancy Branch to clarify a decision or order.

The Landlord requests clarification of the Decision in relation to repairs within a reasonable time and the extent of repairs. The following provides such clarification:

The Decision does not contain an order for repairs. The Tenant was provided leave to reapply should the Landlord not make repairs within a reasonable time. It cannot be determined in advance what is reasonable. Reasonableness depends on the circumstances and would include such considerations as time, economics and other feasibility considerations. The Tenant is not required to negotiate such repairs and may choose to enforce its monetary order or not.

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: June 17, 2013

Residential Tenancy Branch