

Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION ON REQUEST FOR CLARIFICATION

Dispute Codes: MNR OPR MND MNSD OPC

The Tenant has requested a clarification to the Residential Tenancy Branch decision dated August 29, 2013. Section 78 of *Residential Tenancy Act (Act)* enables me to clarify my decision.

The Tenant requests clarification of what I meant by reasonable costs for changing the lock to the rental unit. Reasonable costs are the costs of having a locksmith attend the residential complex; the cost of having the locksmith install the lock; the cost of having the lock paired with a master key; and any materials needed for the installation. The Landlord is under no obligation to have the locks changed by anyone other than a qualified locksmith.

The Tenant requests clarification of “Arbitrator’s statements during arbitration, of what/when could submit as complaints, if should/could submit earlier”. I am not certain what the Tenant means by this request for clarification. I will clarify that neither party was able to add any claims after the hearing commenced on July 17, 2013. I further note that although documents were submitted to the Residential Tenancy Branch after the hearing commenced on July 17, 2013, they were not accepted as evidence for these proceedings and I did not consider them.

I hope this clarifies my decision for you.

Dated: September 27, 2013.