



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI, MNDC, RP, RR

Introduction

The tenant applies for an order for reimbursement of an illegal rent increase, and an order to make repairs. The landlord did not attend the hearing. I accept that the landlord was personally served with notice of this hearing.

At the hearing, the claim regarding an illegal rent increase was withdrawn, as the landlord has already refunded the amount claimed.

Issue(s) to be Decided

Is the tenant entitled to an order that the landlord repair the premises?

Background and Evidence

The tenant rents a basement suite from the landlord. Monthly rent is \$450.00. The tenant testified that his premises are infested with bedbugs. He believes they were brought into the premises by another tenant. He has requested that they be eradicated, but the landlord has failed to rectify the problem.

Analysis

Section 32 of the Act requires that a landlord must provide and maintain the premises in a state of repair that complies with health, safety and housing standards required by law. This includes ensuring that bed bugs brought into the premises by others are controlled.

I order that the landlord immediately arrange for a pest control company to attend to the premises, and eradicate the bed bugs. This repair must be arranged immediately, and no later than by November 30, 2013. If the repair is not complete by June 15, 2011, the tenant shall be entitled to deduct the sum of \$75.00 from rent from the month of December, and a further \$75.00 for each subsequent month until the repair is completed.

Conclusion

The landlord must eradicate the bed bug problem immediately.

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: November 14, 2013

Residential Tenancy Branch