



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Complete Residential Property Mgmt. Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, OLC, RP, RR, FF

This is an application filed by the tenant for a monetary order for money owed or compensation for damage or loss, for an order for the landlord to comply with the Act Regulations or tenancy agreement, to obtain an order for repairs to the unit, site or property, to be allowed to reduce rent for repairs, services or facilities agreed upon but not provided and recovery of the filing fee.

Both parties attended the hearing by conference call and gave testimony. As both parties have attended and have confirmed receipt of the notice of hearing package and the submitted documentary evidence, I am satisfied that both parties have been properly served.

It was clarified with both parties at the beginning of the hearing that the tenant's monetary claim for \$500.00 in over payments of hydro (\$280.00) and emotional stress (\$220.00) has been resolved as the landlord has credited the tenant with \$275.00 and will credit an additional \$5.00 to the tenant for over payments. The tenant has withdrawn the remaining \$220.00 claim as it is not based on any actual losses but a claim to penalize the landlord. The tenants have also clarified that the only remaining issue is a request for repairs of a sink and faucet which the landlord has not yet been notified. The landlord states that since they are now aware of the issue that they would have a plumber attend to inspect and if necessary repair the sink and faucet. The tenants state that this would resolve their issues. No further action is required.

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 03, 2014

Residential Tenancy Branch

