



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI, MNDC, ERP, RP, FF, O

Introduction

This is an application filed by the tenant to dispute an additional rent increase, to obtain a monetary order for money owed or compensation for damage or loss, for an order for the landlord to make emergency repairs for health or safety reasons, to make repairs to the unit, site or property and recovery of the filing fee.

Both parties attended the hearing by conference call and gave testimony. As both parties have attended the hearing 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.

The tenant clarified at the beginning of the hearing that she is withdrawing her request to dispute an additional rent increase. As such, no further action is required for this portion of the application.

Issue(s) to be Decided

Is the tenant entitled to a monetary order?

Is the tenant entitled to an order for emergency repairs?

Is the tenant entitled to an order for repairs?

Background and Evidence

This tenancy began on September 1, 2012 on a month to month basis as shown by the submitted copy of the signed tenancy agreement. The monthly rent is \$905.00 payable on the 1st of each month and a security deposit of \$437.50 was paid on August 22, 2012.

The tenant seeks a monetary claim of \$469.13 which consists of miscellaneous damaged property due to mold and rats. The tenant states that there is a leak in the ceiling which has caused mold in the living room and that there are rats throughout the rental eating her clothes. The tenant has submitted photographs to support her claim of mold. The landlord disputes these claims stating that there are no leaks in the rental and has submitted photographs of the attic space which shows a plastic cover protecting the insulation in this space. The landlord has provided detailed photographs of the attic space and the spot on the ceiling for comparison with the tenants photographs. The landlord has provided a copy of the completed condition inspection report for the move-in which shows the condition of the rental upon move-in. The landlord dispute the tenants claims stating that the tenant has failed to provide sufficient details of her issues, has provided no receipts or invoices for compensation. The landlord has also submitted copies of signed statements from other current tenants who state that there are no issues and that they are satisfied with the landlord's maintenance practices.

Analysis

I prefer the evidence of the landlord over that of the tenant. The tenant has also failed to provide sufficient evidence to satisfy me that there are any repair requirements for the landlord to make. The landlord's photographic evidence with the condition inspection report for the move-in clearly shows that state of the rental unit as opposed to the limited view provided by the tenant. The tenant's application is dismissed.

Conclusion

The tenant's application is dismissed.

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 5, 2014

Residential Tenancy Branch

