



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **INTERIM DECISION**

### **Dispute Codes:**

MNR; MNDC; ERP; PSF; AAT; O (amended July 11, 2014 to add RR)

### **Introduction**

This is the Tenant's application for a monetary order for the cost of emergency repairs; for compensation for damage or loss under the Act, regulation or tenancy agreement; for an Order that the Landlord make emergency repairs for health or safety reasons; for an Order that the Landlord provide services or facilities required by law; an Order allowing access to the rental unit for the Tenant or the Tenant's guests. The Tenant amended his application on July 11, 2014, to include a request for a rent reduction for repairs, services or facilities agreed upon but not provided.

The parties gave affirmed testimony at the Hearings.

This matter was originally convened on March 21, 2014. It was adjourned to April 2, 2014 to allow the Landlords to receive the Tenant's documentary evidence. On April 2, 2014, Orders were made with respect to inspections for bed bugs at the rental property. The Tenant was also provided with a monetary award, which could be deducted from future rent due to the Landlords.

Interim Decisions were provided on March 21 and April 11, 2014, which should be read in conjunction with this Interim Decision. The matter was adjourned again to July 22, 2014. The Landlords did not provide sufficient evidence that my Orders of April 11, 2014, were carried out. The matter was adjourned again for the Landlords to provide the Tenant and me with proof that they had carried out my Orders.

At the outset of the reconvened Hearing on July 22, 2014, it was determined that the Tenant provided the Landlords with a copy of his amended Application for Dispute Resolution by hand delivering the document to the Landlord NP on July 12, 2014.

**Conclusion**

During the Hearing, I ORDERED that the Landlords provide me and the Tenant with proof that the Landlords have complied with my Orders of April 11, 2014. I ORDERED that the Landlords provide such proof by July 28, 2014. The Tenant will have 7 days after receipt of the Landlords' evidence to provide written submissions, if any, to me and to the Landlords.

Copies of a Notice of Reconvened Hearing are provided to both parties. This matter is adjourned to the date and time provided in the enclosed Notice of Reconvened Hearing.

This Interim 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: August 18, 2014

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Residential Tenancy Branch

