



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      RR

### Introduction

The tenant applies for a rent reduction in light of the landlord's alleged failure to conduct repairs to the premises ordered by Arbitrator in her decision dated May 12, 2014.

The landlord did not attend the hearing though I find he was duly served by registered mail signed for by him or on his behalf on September 12, 2014.

On the uncontested evidence of the tenant I find that the landlord has failed to carry out the order of Arbitrator requiring him to have a licensed professional pest control company attend to correct the rodent infestation problem at the premises. I find that the landlord has failed to conduct repairs set out as numbers 3, 4, 5, 6 and 7 in the tenant's document "List of repairs ..." served with the application and more particularly:

- Replace floor coverings in both bedrooms, stairs and living room,
- Replace cracked, unstable toilet,
- Replace back door with the replacement door being stored at the premises,
- Trim overgrown tree in front yard, and
- Replace broken window in bathroom.

I order and direct that commencing with the rent due November 1, 2014, the tenant's rent be reduced by \$200.00 per month from \$575.00 to \$375.00 until the first day of the month following the landlord's full compliance with Arbitrator's order and full completion of the foregoing five listed repairs. Full compliance shall be indicated by the tenant's written agreement that the order has been complied with and the repairs completed. Should the tenant unreasonably withhold her agreement, the landlord is free to apply for dispute resolution for confirmation that the order has been complied with, the repairs done and the rent reverted to \$575.00 per month.

At hearing the tenant and her advocate were made aware of the director's (and thus an arbitrator's) power to redirect rent to pay for authorized repairs. The tenant is free to apply in that regard.

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: October 21, 2014

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Residential Tenancy Branch

