



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Centennial House
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

MNDC, ERP, RP, OLC, MNR, O, and FF

Introduction

This hearing was convened in response to the Tenant's Application for Dispute Resolution, in which the Tenant applied for a monetary Order for money owed or compensation for damage or loss; for an Order requiring the Landlord to make repairs/emergency repairs to the rental unit; for an Order requiring the Landlord to comply with the *Residential Tenancy Act (Act)* or the tenancy agreement; to recover cost of emergency repairs; to recover the filing fee from the Landlord for the cost of this Application for Dispute Resolution; and for "other".

As this tenancy has ended, I find there is no reason to issue an Order requiring the Landlord to make repairs/emergency repairs to the rental unit or to comply with the *Act* or the tenancy agreement.

Both parties were represented at the hearing. They were provided with the opportunity to present relevant oral evidence, to ask relevant questions, to make relevant submissions, and to submit documentary evidence.

Issue(s) to be Decided

Is the Tenant entitled to compensation for a bed bug infestation?

Is the Tenant entitled to recover the cost of emergency repairs?

Background and Evidence

After considerable discussion regarding the terms of the tenancy and a problem with bedbugs in the rental unit, the Landlord and the Tenant mutually agreed to resolve this dispute by the Landlord paying the Tenant \$1,000.00. This payment is in addition to the \$830.00 that has already been paid to the Tenant, part of which was a refund of the security deposit and part of which was to assist with the cost of treating the bedbugs.

Conclusion

On the basis of the settlement agreement, I grant the Tenant a monetary Order for \$1,000.00. In the event the Landlord does not pay the Tenant \$1,000.00, this Order may be served on the Landlord, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

Dated: March 13, 2015

Residential Tenancy Branch

