



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ERP, RP

### Introduction

This is an application for an order for the landlord to make repairs to the rental unit for health and safety reasons.

A substantial amount of documentary evidence, photo evidence, and written arguments has been submitted by the parties prior to the hearing.

I have given the parties the opportunity to present all relevant evidence, and to give oral testimony, and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

### Issue(s) to be Decided

The issue is whether or not to issue an order with regards to mold growth at the rental unit.

### Background and Evidence

The applicants testified that:

- They applied for dispute resolution originally because there was an extreme mold condition in the rental unit with an excessive amount of mold growing throughout the premises.
- The landlords subsequently have had a restoration company inspect the property however they are not professional mold inspectors.
- They are therefore requesting that the landlords have mold professionals inspect the rental unit to determine the cause of the mold.

- The landlords have also had some work done at the rental property and are cleaning the property themselves however again they do not believe the landlords are experts for dealing with mold and therefore they are asking that professional cleaners deal with the mold.

The respondents testified that:

- They believe they have responded reasonably to the tenants complaints of mold in the rental unit.
- They did have a restoration company inspect the unit to try and determine the problem that was causing the mold, however the restoration company could not give a definitive answer, although they did determine that the humidity in the rental unit was extremely high.
- It was also discovered that the hot water tap in the bathroom was running constantly and it is suspected that this was the cause of the high humidity.
- In an attempt to resolve the issue they have had a professional electrician replace the ventilation fan in the bathroom to ensure that the ventilation is satisfactory, and they have had the leaking tap replaced by a professional plumber.
- They have noticed that since the fan was replaced and the tap repaired the humidity in the rental unit has dropped significantly, and therefore they believe that this should resolve the mold issue.
- Further they themselves have been cleaning up the mold throughout the house and believe they can do as good a job as a professional cleaning company. That work is ongoing and they intend to make sure that the mold is completely cleaned up, and then monitored on a regular basis to ensure it does not return.

### Analysis

It's obvious from the photo evidence provided that there was a problem with excessive mold throughout this rental unit however it is my finding that the landlords have taken reasonable steps to attempt to deal with the mold issue.

The landlords had a restoration company come in and inspect the rental unit, and although the restoration company could not give a definitive answer as to the cause of the mold, they did determine that the humidity in the rental property was extremely high.

Further as stated by the landlords, they have had a professional electrician replace the fan and have had a professional plumber replace the leaking tap

I also accept that a continuously running hot water tap is likely to produce a large amount of steam thereby increasing the humidity in a rental unit, and therefore since this tap is now been replaced, along with the installation of a new fan, I think it's reasonable to allow time to see whether this has resolved the problem of mold growth in the rental unit.

Therefore I am not willing to issue an order for an inspection by a mold professional.

Further, it is also my finding that it's reasonable to allow the landlords time to clean the rental unit themselves to eliminate the mold growth, and I therefore will not be issuing an order for the rental unit to be cleaned professionally.

### Conclusion

This application for repairs and/or emergency repairs 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: March 26, 2015

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Residential Tenancy Branch

