



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP, O

Introduction

This is a request for an order for the landlord to make an emergency repair for health reasons.

A small amount of documentary 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 order the landlord to treat the tenant's apartment for an alleged pest infestation.

Background and Evidence

The tenant has provided evidence to show that he is a rash caused by scabies and therefore he's asking that the landlord treat his apartment to rid the apartment of any pests that may be causing the scabies.

The landlord has provided evidence that he had a pest-control company inspect the rental unit and that the pest-control company was unable to find any infestations in the rental unit.

Analysis

It is my finding that the applicant has provided insufficient evidence to show that his scabies were the result of an infestation in his rental unit.

Scabies are a highly contagious mite, that can be transferred by human contact and therefore it is quite possible that the tenant scabies were caused by contact outside of his apartment.

Further, I have reviewed the pest-control company's invoice and it does state that no pest infestations were found.

Conclusion

This application is dismissed in full.

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: May 12, 2015

Residential Tenancy Branch