



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

OLC; LRE; LAT; MNR

Introduction

This is the Tenant's Application seeking an Order that the Landlord comply with the Act, regulation or tenancy agreement; an Order suspending or setting conditions on the Landlord's right to enter the rental; An Order authorizing the Tenant to change the locks to the rental unit; and a Monetary Order for the cost of emergency repairs.

Preliminary Matters

At the outset of the Hearing, the parties advised that the tenancy has ended.

Therefore, the Tenants' applications for Orders that the Landlord comply with the Act, regulation or tenancy agreement; that the Tenant may change the locks to the rental unit; and that the Landlord's right to enter the rental unit be restricted, are dismissed.

The Hearing continued with respect to the Tenant's application for a Monetary Order for emergency repairs.

Issues to be Decided

1. Is the Tenant entitled to a monetary award for costs incurred in providing emergency repairs to the rental unit?

Background and Evidence

The Tenant seeks a monetary award in the amount of \$200.00 for emergency repairs. The Tenant testified that she was told to estimate the cost of rekeying the rental unit, and this is what she thought it would cost.

The Landlord stated that no emergency repairs were required at the rental unit, or completed by the Tenant.

Analysis

Based on the testimony of both parties, I find that the Tenant has failed to support her claim for a monetary award in the amount of \$200.00. The Tenant did not provide sufficient evidence that emergency repairs were required or completed, or that she suffered a loss as a result of the actions or neglect of the Landlord in violation of the Act.

Conclusion

The Tenant's Application 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: May 29, 2015

Residential Tenancy Branch

