



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OLC

Introduction

This hearing dealt with an application by the tenant pursuant to the *Residential Tenancy Act*, for an order seeking landlord's action to comply with the *Act*.

The tenant occupies the lower level of the rental home. The tenants upstairs pay the utility bills. The tenant is required to provide her portion of utilities to the tenants upstairs. The tenant stated that her application was for an order to get the landlord to provide her with copies of the utility bills.

The tenant served the landlord with the hearing package in person on April 30, 2015. Despite having been served the notice of hearing, the landlord did not attend the hearing. The tenant attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord responsible for providing the tenant with copies of the utility bills?

Background and Evidence

The tenant did not file a copy of the tenancy agreement but stated that she has occupied the rental unit for the past 11 years and the rent did not include utilities. The tenant stated that she had a roommate for some part of the tenancy and was responsible for 50% of the utility bills. However the tenant stated that she currently lives alone and pays 35% of the bills.

The tenant stated that she has made multiple requests for copies of the bills and when none were forthcoming, she made this application. Upon serving the landlord with the hearing package, he gave the tenant copies of the utility bills. The tenant also stated that a rebate was provided to the utility account and she has not received any part of the rebate.

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Analysis

Based on the undisputed sworn testimony of the tenant, I find that the tenant is responsible for a portion of the utilities. I order the landlord to provide the tenant with copies of the utility bills. I also order the landlord to provide the tenant with any applicable rebate.

Conclusion

I order the landlord to provide copies of utility bills and applicable rebates to the tenant.

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: June 12, 2015

Residential Tenancy Branch

