



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding COMMUNITY BUILDERS BENEVOLENCE GROUP and #0955802 BC LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

OLC, PSF

Introduction

This hearing dealt with an application by the tenant pursuant to the *Residential Tenancy Act*, for an order directing the landlord to comply with the *Act* and provide services required by the *Act*.

Both parties attended the hearing and were given full opportunity to present evidence and make submissions. The parties acknowledged receipt of evidence submitted by the other and gave affirmed testimony.

Issues to be decided

Is the landlord acting in a manner that is non-compliant with the *Act*? Is the landlord not providing service required by the *Act*?

Background and Evidence

The tenancy started on August 14, 2012. The monthly rent is \$425.00 and is paid directly to the landlord by the Ministry of Social Development. These payments are made during the last week of the month and cover the following month. The tenant agreed that he gets a statement from the Ministry of Social Development that gives him information on the breakdown of his monthly entitlement and also indicates the amount of rent paid directly to the landlord. Despite receiving this information, the tenant wants the landlord to provide him with a rent receipt.

The tenant stated that on August 04, 2015, he made a request for a rent receipt in writing and as of the date of this hearing (August 27, 2015) has not received one.

During the hearing the landlord agreed to provide a receipt to the tenant upon request.

Analysis

Section 26 of the *Residential Tenancy Act*, addresses rules about payment and non-payment of rent. s.26 (2) states that a landlord must provide a tenant with a receipt for rent paid in cash.

The *Act* does not require the landlord to provide a receipt for rent paid by any method other than cash. Therefore I am unable to order the landlord to provide receipts for rent paid by cheque or by direct deposit.

Conclusion

The tenant's application is dismissed in its entirety.

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: August 27, 2015

Residential Tenancy Branch

