



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, ERP, RP, FF

Introduction

A hearing was conducted by conference call in the presence of both parties. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

Both parties were given a full opportunity to present evidence and make submissions. Neither party requested an adjournment or a Summons to Testify. Prior to concluding the hearing both parties acknowledged they had presented all of the relevant evidence that they wished to present.

I find that the Application for Dispute Resolution/Notice of Hearing was personally served on the landlord on June 18, 2015. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the tenant is entitled to an order for repairs?
- b. Whether the tenant is entitled to a monetary order and if so how much?
- c. Whether the tenant is entitled to recover the cost of the filing fee?

Background and Evidence

The tenancy began on August 1, 1999. The present rent is \$415 per month payable in advance on the first day of each month.

The tenant expressed dissatisfaction with the way the landlord dealt with a bedbug problem that existed in his rental unit. In July 2014 he advised the landlord of a bedbug problem. The landlord retained the services of a pest control contractor. His furniture was treated with steam. The tenant was satisfied with that first treatment. However, the pest control contractor did not return. The tenant talked to the maintenance man about the bedbug problem reappearing. There was a conflict between he and the maintenance man. The pest control contractor return. However, the tenant was not happy with the treatment he received. The tenant moved his furniture out of the room, wrapped it and put it on the roof.

The tenant began treating the room for bedbugs himself. About 5 or 6 weeks ago he discovered an infestation in an area of the baseboards. However, he has not told the landlord.

The Application for Dispute Resolution filed by the tenant seeks a monetary order in the sum of \$2000. The tenant stated that he wished to withdraw his claim for damages. He testified that his goal is to obtain an order that the landlord establish policies and procedures on dealing with the bedbugs. The landlord consented to such an order.

Orders

I order that the landlord establish a set of policies and procedures for dealing with the eradication of bedbugs in the rental property and distribute copies of these policies and procedures within 28 days of the date of this order.

I further ordered that the application of the tenant for a monetary order be dismissed without leave to re-apply as the tenant has withdrawn that claim.

The tenant's application has been successful. As a result I ordered that the landlord pay to the tenant the sum of \$50 for the cost of the filing fee such sum may be deducted from future rent. .

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 14, 2015

Residential Tenancy Branch

