



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RP

Introduction

The Application for Dispute Resolution filed by the Tenant seeks a repair order?

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 November 3, 2016. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issue to be decided is whether the tenant is entitled to an order for repairs?

Background and Evidence

The tenancy began on October 2, 2016 when the parties entered into a fixed term tenancy that was to end on June 30, 2017. The tenancy agreement provided that the tenant(s) would pay rent of \$950 per month payable in advance on the third day of each month. The tenant(s) paid a security deposit of \$465 on October 2, 2016.

The tenant seeks an order for the repairs of the stove fan. The landlord states that he will repair the fan.

However, he objected to the following:

- The tenant failed to provide him with photo identification.

- The tenant took the tenancy agreement and failed to provide him with a copy.
- The tenant took the Condition Inspection report and failed to provide him with a copy.

Analysis

I determined the tenant is entitled to an order for the repair of the stove fan.

The objections of the landlord may be relevant if the landlord was seeking to end the tenancy after serving a one month Notice to End Tenancy for cause. However, the landlord has not yet served such a Notice. The submissions are not relevant to an application for a repair order.

Application for a Repair Order

I order that the landlord repair the stove fan by December 20, 2016.

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: December 05, 2016

Residential Tenancy Branch