



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Dispute Codes: RP

Introduction

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

A hearing was in the presence of the applicants but in the absence of the respondent although duly served. The respondent failed to contact the telephone bridge number at the scheduled start of the hearing. Both applicants were present and ready to proceed. The telephone line conference line remained open and the phone system was monitored for ten minutes. The respondent failed to appear. I then proceeded with the hearing.

On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the Application for Dispute Resolution/Notice of Hearing was personally served on the respondent within 3 days of November 9, 2016. The respondent filed a lengthy response to the tenant's claim which is evidence that he received the Application for Dispute Resolution. With respect to each of the applicants' claims I find as follows:

Issues 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 June 1, 2016. The tenancy agreement provided that the tenant(s) would pay rent of \$1750 per month payable in advance on the first day of each month. The tenant(s) paid a security deposit of \$875 at the start of the tenancy.

Analysis

It is clear from the landlord's lengthy submission that he disputes the tenants' claim and believes the tenants were negligent. However, the landlord failed to attend the hearing. I accept the testimony of the tenant that the faucet was snapped off when he was conducting regular cleaning and that there was no negligence involved. .

Application for a Repair Order

I order the landlord replace the faucet in the upstairs washroom within 7 days of service of his order on him.

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 22, 2016

Residential Tenancy Branch