



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CAPREIT LIMITED PARTNERSHIP
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ERP, RP, OLC, FF

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62;
- an order to the landlord to make repairs to the rental unit pursuant to section 32;
- an order to the landlord to make emergency repairs to the rental unit pursuant to section 33;
- authorization to recover their filing fee for this application from the landlord pursuant to section 72.

Both parties attended the hearing via conference call and provided affirmed testimony. Both parties confirmed receipt of the notice of hearing package and the submitted documentary evidence. As both parties have attended and have confirmed receipt of the notice of hearing package and the submitted documentary evidence, I am sufficiently satisfied that both parties have been served as per section 90 of the Act.

Preliminary Issue(s)

At the outset it was clarified with the tenants that their names were incorrectly entered on the their application in that their first and last names were reversed. As such, the tenants' application shall be amended to reflect the proper names of the tenants.

It was also clarified by the tenants that their requests were all related regarding:

Replacement of the Kitchen Cabinets
Repair of the Kitchen Countertop
Replacement of the carpet

Discussions were made with both parties in which it was found that the landlord's agent has been the agent for two weeks and is not in a position to speak to the tenants' claims. However, both parties agreed that the landlord would attend the tenants' rental unit to inspect, replace if necessary the kitchen cabinet, repair the kitchen countertop and replace the carpet.

As such, no further action is required at this time. The tenants' application is dismissed with leave to reapply.

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: February 15, 2018

Residential Tenancy Branch