



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding RIVERWALK VILLAS INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, FF

Introduction

The tenants applies for a compliance order in their application. What is really sought is a decision about whether or not they are responsible for the cost of the landlord's changing of the deadbolt on their door. They also apply regarding a \$15.00 per month parking fee but withdrew that matter at the hearing.

It was apparent that the landlord is a corporation. By consent, it was added as a respondent in this application.

The listed parties attended the hearing and were given the opportunity to be heard, to present sworn testimony and other evidence, to make submissions, to call witnesses and to question the other. Only documentary evidence that had been traded between the parties was admitted as evidence during the hearing.

Issue(s) to be Decided

Are the tenants responsible for the cost of changing the deadbolt on their door?

Background and Evidence

The rental unit is a one bedroom apartment. The tenancy started May 1, 2018. The rent is \$845.00 per month. The landlord holds a \$422.50 security deposit.

Not long after this tenancy started, the tenants either separated or Mr. C. left. Ms. C. spoke to the landlord's manager about it and evinced concern. At the manager's suggestion and with Ms. C.'s agreement, the deadbolt on the rental unit's door was

changed by the landlord's handyman and the tenant Ms. C. was given a new key or keys.

The landlord later charged the tenants \$200.00 for the work and it is apparently making attempts to collect that money.

Analysis

There was no agreement that the tenant Ms. C. would pay for the lock change. The circumstances of the arrangement do not give rise to the assumption that the tenant would have to pay. It was represented as a kindness or favour to her.

Ms. C. is not responsible for the cost of changing the deadbolt.

Conclusion

The tenant's application is allowed.

I authorize the tenants to recover half the filing fee and authorize them to deduct \$50.00 from their next rent due in full satisfaction.

This decision was rendered orally at hearing and 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: October 09, 2018

Residential Tenancy Branch