



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      RP OLC FF

### Introduction

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

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

All named parties attended the hearing. The parties agreed that the landlord has responded to the tenant's request for repairs relating to the building foundation. The parties confirmed that the landlord has scheduled extensive building envelope repair work to begin in July 2019. As such, the tenant withdrew her application requesting repairs to the rental unit and for an order for the landlord to comply with the Act as this was also related to the repair request.

The tenant also expressed concerns with the building envelope repair work disturbing mold in the crawl space. The tenant expressed concern that this mold could be toxic. Neither party submitted any evidence with respect to whether this mold is toxic or not. The crawl space is sealed off and not utilized or accessed by the tenant. The landlord was unsure if the building envelope repair work would even require any disturbance to the crawl space area. The landlord assured that the building envelope work would be undertaken by professional contractors who would appropriately assess any potential hazards relating to disturbance of mold in the crawl space.

As the tenant's concern is with respect to the potential disturbance of mold at a future date, which may or may not even be necessary, this part of the tenant's 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: April 02, 2019

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Residential Tenancy Branch