



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding LEHOMES REALTY  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      RP, FFT

### Introduction

This hearing convened as a result of a Tenants' Application for Dispute Resolution, filed November 11, 2019, in which the Tenants requested an Order that the Landlord make repairs to the rental unit and recovery of the filing fee.

The hearing of the Tenants' Application was scheduled for 11:00 a.m. on January 9, 2020. Both parties appeared at the hearing and were provided the opportunity to present their evidence orally and in written and documentary form and make submissions to me.

### Conclusion

At the outset of the hearing the Landlord stated that she was prepared to repair the washing machine and would do so within seven days of the date of the hearing.

As the Landlord agreed to the Tenant's request, I find, pursuant to section 72 of the *Act* that the Tenant should recover the filing fee.

### Order

In furtherance of the above, I made the following Orders:

1. By no later than January 16, 2020 the Landlord shall repair, or replace (if required), the washing machine in the rental unit.

2. The Tenants shall be entitled to recover the \$100.00 filing fee by reducing their February 2020 rent by \$100.00.
3. The Landlord shall obtain an opinion from the washing machine repair person as to the cause of the machine's current malfunction.
4. The Landlord is at liberty to seek reimbursement of the cost to repair or replace the washing machine should the Tenants be the cause of the machine's malfunction.
5. The Tenants are at liberty to seek reimbursement of the cost of their laundry services for November 2019, December 2019 and January 2020.

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: January 09, 2020

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Residential Tenancy Branch