



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC FF

Introduction

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;
- authorization to recover the filing fee for this application pursuant to section 72.

All named parties attended the hearing. The landlord confirmed service of the tenant's application.

In this application, the tenant was disputing the landlord's demand letter to pay costs for repairs to the rental unit.

The landlord is not in contravention of the Act by simply demanding the tenant pay the cost of repairs allegedly caused by the tenant's negligence, in fact the landlord has a right under the Act to do so.

The parties were advised that this matter would be more appropriately addressed if and when the landlord was to file an application seeking monetary compensation for such. Whether or not the tenant was negligent and to what extent the tenant should be responsible for damages could be addressed at that time.

The tenant's application is dismissed in its entirety without 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: January 13, 2020

Residential Tenancy Branch