



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding HPJ Holdings
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ERP, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to have the landlord make emergency repairs and to recover the cost of the filing fee.

Both parties appeared, gave affirmed testimony, and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

Preliminary matter

The tenant submits that they received a letter from the hydro company indicating they will be removing the hydro meter and that hydro will not be available because the landlord is required to do an inspection.. The tenant indicated that they did not have an active hydro account and they have not had power for a long period of time as they were using a generator. The tenant stated that they have access to hydro at this moment.

In this case, I find this is not an emergency repair. Hydro is not included in the rent and the tenant has chosen not to have the hydro activated for an extensive period of time. Further, I have read the letter for the hydro company, the reason why hydro was going to remove the meter was because the service has not been used for an extended period of time. The inspection is only required if the meter is removed and later reinstalled as it would have to conform to the existing municipal codes.

This is not an emergency repair and the tenant has access to hydro services. I dismiss the tenant's application without leave to reapply. The tenant is not entitled to recover the cost of the filing fee.

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: September 11, 2020

Residential Tenancy Branch