



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RP, RR, LRE, MNDCT, FFT

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution ("Application") under the *Residential Tenancy Act* ("Act"), for an Order for repairs to the unit, or property, having contacted the Landlord in writing to make repairs, but they have not been completed. The Tenant applied for other claims in her Application, but those claims were dismissed with leave to reapply, given the limited time in the hearing to review all claims.

A hearing was conducted on December 11, 2020, and the Parties presented their testimony and documentary submissions, and a Decision was issued on December 23, 2020. In that Decision, I Ordered the Landlord to eliminate the rat infestation in the residential property by hiring a licensed and qualified professional from a business in good standing within the community, such as the Better Business Bureau. The Landlord had previously used a less expensive contractor who did not resolve the problem, and cost the Landlord unnecessary expenses.

I ordered that the hearing be reconvened a few months after my initial decision, to ensure that the Order has been fulfilled to the Parties' satisfaction. The Tenant and the Landlord's agent, S.M. ("Agent") attended the reconvened hearing and gave (still) affirmed testimony.

In the reconvened hearing, I asked the Tenant if my Order had been fulfilled by the Landlord, and the Tenant said:

Yes, it has. [W.C.] Pest Control completed the repairs and did a really good job. So far, if I see any evidence of new intrusion, I'll let [the Agent] know. The health concerns are mitigated. They used the proper rated insulation – it was definitely, professionally installed.

The Agent agreed that the rat infestation was eliminated from the rental unit, and she

said she was happy with the outcome.

I send the Parties this Decision as a record of the final outcome of the hearing and initial Decision dated December 23, 2020.

The Tenant's other claims are 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: March 18, 2021

Residential Tenancy Branch