



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding AMOS GORDON FERGUSON MEMORIAL  
SOCIETY and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      RP

### Introduction

On May 5, 2021, the Tenant submitted an Application for Dispute Resolution under the *Residential Tenancy Act* (“the Act”) requesting an order requiring the Landlord to make regular repairs to the rental unit. The matter was set for a conference call.

Five Agents for the Landlord (the “Landlord”), the Tenant and the Tenant’s Advocate (the “Tenant”) attended the hearing and were each affirmed to be truthful in their testimony. The Landlord and Tenant were provided with the opportunity to present their evidence orally and in written and documentary form and to make submissions at the hearing. The parties testified that they exchanged the documentary evidence that I have before me. Both parties were advised of section 6.11 of the Residential Tenancy Branches Rules of Procedure, prohibiting the recording of these proceedings.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

### Issue to be Decided

- Is the Tenant entitled to an order for regular repairs to the rental unit?

### Background and Evidence

While I considered all of the accepted documentary evidence and the testimony of the parties, only the details of the respective submissions and/or arguments relevant to the issues and findings in this matter are reproduced here.

The Tenant testified the repairs they had initial applied for had been completed by the Landlord before the date of these proceedings; however, two new repairs remain outstanding.

The Tenant testified that the lights in their hallway and kitchen are surging and require repair, and that their patio door is not locking properly. The Tenant is requesting that an order be issued for the repair of the lights and the patio door lock.

The Landlord testified that they just received the Tenant's request to have the hallway and kitchen lights repaired on July 29, 2021, and that they are working to secure an electrician to attend the rental unit to make the necessary repairs. The Landlord testified that they would commit to having the lights repaired in no more than three weeks.

The Landlord also testified that they feel there is no problem with the lock on the patio door but that they will attend the rental unit to inspect and repair the lock if necessary. The Landlord testified that they would commit to inspecting the lock and making any necessary repairs within three weeks.

### Analysis

Based on the above testimony and evidence, and on a balance of probabilities, I find as follows:

I accept the Landlord's testimony that they will hire an electrician to complete the necessary repairs to the hallway and kitchen lights for the rental unit and that they will inspect and ensure that there is a working lock on the patio door of the rental unit, completing both of these repairs within three weeks of the date of these proceedings.

Accordingly, I order the Landlord to complete all required repairs to this rental unit no later than August 26, 2021. The Landlord must use a certified technician were required for these repairs.

Conclusion

I hereby order the Landlord to make all necessary repairs to the rental unit, as outlined above, no later than August 26, 2021.

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: August 5, 2021

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Residential Tenancy Branch