



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding AUMOL PROPERTIES LIMITED and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes ERP

Introduction

On September 29, 2021, the Tenant filed an Application for Dispute Resolution under the *Residential Tenancy Act* ("the Act") for an order for the Landlord to make emergency repairs to the rental unit. The matter was set for a conference call.

The Agent for the Landlord, the Landlord (the "Landlord") and 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. Both parties were advised of section 6.11 of the Residential Tenancy Branches Rules of Procedure, prohibiting the recording of these proceedings.

Both parties were provided with the opportunity to present her evidence orally and in written and documentary form and to make submissions at the hearing.

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 Emergency repairs to the rental unit?

Background and Evidence

The Tenant testified that the septic system had backed up into the rental unit.

Both parties agreed that the sewer system had been repaired before the date of these proceedings.

Analysis

I accept the Testimony of the Tenant that the required repair to the sewer system had been completed before the date of these proceedings.

As the emergency repair had been completed, I find that there is no need to continue in these proceedings in regard to the Tenant's request for an emergency order for the Landlord to repair the rental property. Consequently, I dismiss the Tenant's application.

Conclusion

The Tenant's Application is dismissed.

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: October 29, 2021

Residential Tenancy Branch