



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, RP, FFT

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;
- an order to the landlord to make repairs to the rental unit pursuant to section 32;
- authorization to recover his filing fee for this application from the landlord pursuant to section 72.

The tenant attended the hearing via conference call and provided affirmed testimony. The landlords did not attend and did not submit any documentary evidence.

The tenant was advised that the conference call hearing was scheduled for 60 minutes and pursuant to the Rules of Procedure, Rule 6.11 Recordings Prohibited that recording of this call is prohibited.

The tenant stated both landlords were served with the notice of hearing package and the submitted documentary evidence via Canada Post Registered Mail on September 14, 2021. I accept the undisputed affirmed evidence of the tenant and find that both landlords have been properly served as per sections 88 and 89 of the Act. Despite not attending both landlords are deemed served as per section 90 of the Act.

At the outset, the tenant stated that her issues were related to an order for repair of the garage door opener and stairs. The tenant stated that these issues were resolved by the landlord after filing the application for dispute. The tenant stated her primary reason for filing the application for dispute was to discover the landlord's insurance information

regarding a claim for injuries at the rental site. On this basis, no further action is required.

I also find based upon the undisputed as the tenant was successful in obtaining the landlord's compliance with these issues, that I grant the tenant recovery of her \$100.00 filing fee.

The tenant is granted a monetary order for \$100.00.

This order must be served upon the landlords. If the landlords fail to comply with this order, the order may be filed in the Small Claims Division of the Provincial Court of British Columbia and enforced as an order of that Court.

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 27, 2022

Residential Tenancy Branch