



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

RR, RP, OLC, PSF

Introduction:

This hearing was convened in response to an Application for Dispute Resolution filed by the Tenant in which the Tenant applied for a rent reduction, an Order requiring the Landlord to make repairs, an Order requiring the Landlord to provide services of facilities, and an Order requiring the Landlord to comply with the *Residential Tenancy Act (Act)* and/or the tenancy agreement.

The Tenant stated that in March of 2022 the Dispute Resolution Package was sent to the Landlord, via email. The Landlord acknowledged receipt of these documents and I am satisfied they were sufficiently served to the Respondents.

Issue(s) to be Decided:

Is there a need to issue an Order requiring the Landlord to address a rat infestation and is the Tenant entitled to a rent reduction in relation to that issue?

Background and Evidence:

On May 09, 2022 the Tenant submitted evidence to the Residential Tenancy Branch. The Tenant stated that this evidence was not served to the Landlords.

The parties were advised that because the Tenant did not serve this evidence to the Landlords, it would not be accepted as evidence for these proceedings.

On several occasions the Tenant was advised that he could either opt to withdraw this Application for Dispute Resolution, with leave to reapply, or he could proceed with the hearing with the understanding that the aforementioned evidence would not be

considered. It appears that the Tenant had trouble understanding this information, although I am satisfied that he eventually grasped the basic concept.

After considerable discussion, the Tenant opted to withdraw the Application for Dispute Resolution.

Neither the Landlord nor the Agent for the Landlord opposed the Tenant's decision to withdraw the Application for Dispute Resolution.

Analysis:

I find that the Application for Dispute Resolution has been withdrawn by the Tenant.

Conclusion:

The Application for Dispute Resolution was withdrawn by the Tenant at the hearing.

As the parties were advised at the hearing, the Tenant retains the right to file another Application for Dispute Resolution in response to these matters.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Act*.

Dated: May 24, 2022

Residential Tenancy Branch