



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ERP FF

### Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- an order to the landlord to make emergency repairs to the rental unit pursuant to section 33.
- authorization to recover the filing fee for this application pursuant to section 72.

All named parties attended the hearing. At the outset of the hearing, the parties confirmed that the emergency repair subject to this dispute, specifically repairs to the washroom shower because of a water leak, were completed by 3:00 p.m. on December 8, 2022. The tenant's application requesting an order for the landlord to make emergency repairs is therefore now moot.

As the tenant had to file an application to get the repairs fully completed, I find the tenant is entitled to recover the filing fee for this application from the landlord. The tenant is authorized to deduct \$100.00 from a future rent payment.

*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: December 09, 2022

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Residential Tenancy Branch