



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes OLC, ERP, RP, PSF, RR, LRE, FF

Introduction

This matter dealt with an application by the Tenant for an Order that the Landlord make emergency repairs and general repairs, that the Landlord provide services and facilities that were agreed to, for a rent reduction, for an Order placing restrictions on the Landlord's right to enter the rental unit and to recover the filing fee for this proceeding.

Issue(s) to be Decided

1. Are emergency repairs or general repairs required?
2. Has the Landlord terminated or restricted services and facilities?
3. Is the Tenant entitled to a rent reduction?
4. Is an Order required to restrict the Landlord from entering the rental unit?

Background and Evidence

This month-to-month tenancy started on July 1, 2010. There is no written tenancy agreement. Rent was \$600.00 per month, although the Landlord claims the Tenant was permitted to pay \$550.00 for the first 2 months of the tenancy. The Tenant says he paid a security deposit of \$200.00 at the beginning of the tenancy which the Landlord denies. The Tenant said he is in the process of moving out and expects that he will vacate the rental unit either today or tomorrow.

Conclusion

Given that the tenancy is ending, I find that it is unnecessary to deal with the relief sought by the Tenant on his application and it is dismissed without leave to reapply. This does not restrict the Tenant's right however to make a claim for compensation in lieu of his application for a rent reduction. 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 20, 2011.

Residential Tenancy Branch