



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP, RP, PSF, RR, FF

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the "Act") for Orders as follows:

1. An Order for the Landlord to make emergency repairs – Section 32;
2. An Order for the Landlord to make repairs to the unit – Section 32;
3. An Order for the Landlord to provide services or facilities – Section 65;
4. An Order allowing the Tenant to reduce rent for repairs, services or facilities agreed upon but not provided – Section 65; and
5. An Order to recover the filing fee for this application - Section 72.

I accept the Tenant's evidence that the Landlord was served with the application for dispute resolution and notice of hearing by personal service in accordance with Section 89 of the Act. The Landlord did not participate in the conference call hearing. The Tenant was given full opportunity to be heard, to present evidence and to make submissions.

At the onset of the Hearing, the Tenant stated that the tenancy had ended on August 1, 2011. As the Orders applied for by the Tenant are in relation to an ongoing tenancy and as the tenancy has ended, the Orders requested are no longer applicable and I therefore dismiss the application.

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: August 16, 2011.

Residential Tenancy Branch