



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding COAST REALTY RENTAL MANAGEMENTnant name suppressed to protect

DECISION CORRECTION

The landlord applies for correction of the decision rendered in this matter and dated November 26, 2014.

It is apparent that though the decision imposed on the landlord certain time restrictions, running from the date of the decision, the actual decision was not mailed to the landlord until December 16, 2014.

I have investigated and confirm the delay in mailing the decision was an administrative delay and not the cause the landlord.

The decision does not require “correction” in the strict sense. Rather, the parties require further direction given this late mailing.

It is uncertain what has transpired in regard to the things ordered in the decision. Normally, the tenant, who also would have received the decision very late from the Residential Tenancy Branch, would adjust her timetable and not proceed to attend to repairs herself until thirty days after the landlord had received the decision.

If the landlord has proceeded to carry out the orders in the decision, then no further order is required. If the tenant, in reliance on the thirty day time limit in the decision, has proceeded to arrange for repairs herself and deducted it from rent, then further adjudication might be required to determine what is fair.

If the tenant has proceeded and has deducted repair costs from rent, the landlord may apply for dispute resolution. At that hearing, the arbitrator should take into account the administrative delay between the date of the decision and the receipt of it.

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 12, 2015

Residential Tenancy Branch

