



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OLC, RP, RR

### Introduction

On October 3, 2016, the Tenant applied for dispute resolution seeking the following:

- for an order that the Landlord make repairs to the rental unit.
- for an order that the Landlord to comply with the *Residential Tenancy Act (the Act)*, regulations, or tenancy agreement.
- to allow the Tenant to deduct the cost of repairs, services or facilities from the rent.

The matter was scheduled for a teleconference hearing. The Tenant attended the hearing; however, the Landlord did not. The Tenant provided affirmed testimony that she served the Landlord with the Notice of Hearing by personally putting the Notice into the Landlord's mail slot at her residence. The Tenant testified that since that time, the Landlord spoke to her about the upcoming hearing and the Tenant advised her to attend. I find that the Landlord was served with the Notice of Hearing.

At the start of the hearing I introduced myself. The hearing process was explained. The Tenant was provided with an opportunity to ask questions about the hearing process. She was provided with the opportunity to present affirmed oral testimony and to make submissions during the hearing.

I have reviewed all oral and written evidence before me that met the requirements of the rules of procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

### Preliminary and Procedural Matters

At the start of the hearing the Tenant testified that the Landlord fixed her oven on November 18, 2016, and that the Tenant is no longer seeking an order for the Landlord to make repairs to the oven.

The Tenant testified that the tenancy agreement includes cable and that the Landlord has changed some of the channels available but is still providing the service and the Tenant is content as long as the service is not restricted further.

The Tenant testified that she is no longer seeking an order for a rent reduction.

#### Issues to be Decided

The Tenant testified that since her oven was been repaired prior to the hearing, she is not seeking any further orders.

#### Conclusion

The Tenant is not seeking any orders. The Tenant's application is dismissed.

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: November 23, 2016

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Residential Tenancy Branch