



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ERP

### Introduction

This expedited hearing dealt with the tenant's application pursuant to section 33 of the *Residential Tenancy Act* ("Act") for an order that the landlord perform emergency repairs to the rental unit.

The landlord did not attend this hearing which lasted approximately 30 minutes. The teleconference line remained open for the duration of the hearing. The Notice of Hearing was confirmed to contain the correct teleconference information. The tenant appeared and was given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses.

The tenant testified that they served the landlord with their application and materials on December 8, 2020 by registered mail. The tenant provided a valid Canada Post tracking number as evidence of service. Based on the evidence I find the landlord is deemed served with the tenant's application on December 13, 2020, five days after mailing, in accordance with sections 88, 89 and 90 of the *Act*.

At the outset of the hearing the tenant corrected a typographic error in the dispute address. The corrected address is used in the style of cause for this decision.

The tenant testified that the repairs sought have now been completed and they withdrew their application.

Conclusion

The tenant's application is withdrawn.

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 8, 2021

---

Residential Tenancy Branch