

DECISION

Dispute Codes: AAT

This hearing dealt with an application by the tenant for an order for the landlord to allow access to the unit by one of the tenant's guests.

Specifically, the tenant said that CM is his dog walker and that he had given CM a key to the building. The tenant claimed that on three occasions, the landlord and another occupant in the building had harassed CM for being in the building.

The landlord gave the following evidence with respect to the tenant's claim. CM was a former tenant in the building. On February 15, 2009, CM was evicted from the building due to non-payment of rent. As well, during CM's tenancy, her dog had bitten two people in the building and charged at others. Currently, the SPCA is investigating CM and her dog. After CM moved out, she has frequently returned to the building with her dog and stayed over night at the tenant's unit. On one occasion, the landlord met CM at an entrance door and asked what she was doing there and CM gave a brief reply. Another occupant in the building, RM, was present at the time and witnessed the encounter. RM described the encounter as consisting a brief question and reply and lasting not more than 3 seconds. The landlord added that CM also had two encounters with NC, another occupant of the building. During these encounters, NC said, "You are not supposed to be in the building" and CM replied, "You are not supposed to speak to me".

The tenant did not dispute the landlord's descriptions of the three encounters. Based on the above, I find insufficient evidence to support the tenant's allegation of harassment of his guest, CM. Accordingly, I dismiss the tenant's application for an order to allow access to the unit for the tenant's guest.

Dated April 08, 2009.