

## **DECISION**

### **Dispute Codes**

For the tenants – MNSD, FF, O

For the landlord – OPB, MNSD, MNDC, FF, O

### **Introduction**

This decision deals with two applications for dispute resolution, one brought by the tenants and one brought by the landlord. Both files were heard together. The tenants seek the return of double their security deposits; they seek to recover the filing fee paid for this application and other issues. The landlord seeks to keep the security deposits, seeks a Monetary Order for money owed or compensation for damage or loss under the *Residential Tenancy Act (Act)*, regulations or tenancy agreement and seeks to recover the filing fee paid for this application and other issues.

### **Preliminary Issues**

I have reviewed the evidence before me relating to both the landlords application and the tenants application. From this evidence I find there are two separate tenancy agreements in place one for each of the tenants relating to the rental of the main floor and the ground level of the property. As such both the landlord and tenants would have to file separate applications for each of these rental units. Both Parties have only filed one application each and named both tenants on the applications and only included the property address without mentioning the ground level or main floor in the address. Consequently, I am unable to conduct a hearing into this matter at today's hearing and all Parties are at liberty to file a new application concerning the separate rental units and tenancy agreements.

### **Conclusion**

Both Applications are dismissed with leave to reapply.

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: July 08, 2010.

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Dispute Resolution Officer