



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

**Dispute Codes** OPR, MNR

### **Introduction**

This matter was conducted by way of Direct Request Proceeding, pursuant to Section 55(4) of the *Residential Tenancy Act* and dealt with an Application for Dispute Resolution by the Landlord for an Order of Possession and a Monetary Order for unpaid rent.

### **Preliminary Matters**

The Landlord provided a copy of the tenancy agreement and an agreement with respect to renovations in support of his Application.

It is clear from the two agreements that a portion of the Tenant's rent is attributed to a down payment towards purchase of the rental unit, and that the Tenant will "share in 50% of the appreciation above \$185,000.00 as long as the following renovations are completed prior to [the Tenant] exercising his option to purchase the property".

The *Residential Tenancy Act* does not have jurisdiction over matters such as offers to purchase or rent-to-own agreements. Interests in land may be heard only in the Supreme Court of British Columbia.

### **Conclusion**

The Landlord's application is dismissed without 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: December 1, 2010.

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