



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, OPT, AAT, LAT, FF

Introduction

This hearing dealt with an application by a former owner of the residential property for a monetary order, an order of possession, an order allowing him access to the rental unit and an order authorizing him to change the locks. Both parties participated in the conference call hearing.

Issue to be Decided

Does this issue fall within the jurisdiction of the *Residential Tenancy Act*?

Background and Evidence

The facts are not in dispute. The applicant formerly owned the property, which was sold by order by the Supreme Court on January 19, 2012. The applicant acknowledged that the new owners had never at any time given him permission to occupy the residential property.

Analysis

As the parties have not entered into a tenancy agreement and the applicant acknowledged that he did not have a license to occupy the premises, I find that the applicant was not a tenant under the Act and accordingly I dismiss the application for lack of jurisdiction.

Conclusion

The claim 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: March 05, 2012

Residential Tenancy Branch