



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes Tenant MNSD
 Landlord MNR, MNSD, FF

Introduction

This hearing dealt with cross applications for Dispute Resolution filed by both the Landlords and the Tenant.

The Landlords filed seeking a monetary order for compensation for unpaid rent, to retain the Tenant's security deposit and to recover the filing fee for this proceeding.

The Tenant filed seeking a monetary order for the return of double the Tenant's security deposit.

At the start of the conference call both the Tenant and the Landlord acknowledged and accepted the findings in a Dispute Resolution Hearing held for them on December 8, 2011, in which the Dispute Resolution Officer found that the Residential Tenancy Act did not have jurisdiction in this situation because there was no tenancy agreement between the parties. The Applicant was actually a roommate of the tenant and she was not on the tenancy agreement. The Applicant said she had requested not to be on the tenancy agreement when it was completed. Consequently, I concur with the previous decision of December 8, 2011; since no tenancy exists between the parties, the Residential Tenancy Act has no jurisdiction over a dispute between these parties and they will have to look to some other jurisdiction to resolve their issues.

Conclusion

I declined jurisdiction over both these applications.

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*.

Residential Tenancy Branch