



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes**

O, FF

### **Introduction**

This matter was convened in response to an application under the *Residential Tenancy Act (the Act)* by the tenant seeking permission to keep a cat, contrary to a term of the contractual tenancy agreement and in the absence of permission by the landlord.

Both parties attended the conference call hearing.

### **Issue(s) to be Decided**

Does the tenant's application seek a remedy to a dispute respecting the rights and obligations under the terms of the tenancy agreement that are required or prohibited under the Act?

### **Background and Evidence**

The parties entered into a tenancy agreement in June of 2010. The tenant and landlord provided document evidence and testimony in respect to the tenant's request to keep a cat despite a term of the tenancy agreement prohibiting a cat; and, the landlord's response turning down the tenant's request to allow a cat. The tenant has not obtained a cat, but claims they may in the future. The landlord is not aware of a breach of the tenancy agreement in this matter. The landlord has not given the tenant a Notice to End respecting any breaches.

### **Analysis**

I find that the landlord has not contravened a right of the tenant or imposed an obligation on the tenant that is required, or prohibited under the Act. I find that I have not been presented with evidence of a breach of the tenancy agreement or of a right, or of an obligation required or prohibited under the Act. I find that the tenant has not presented a dispute which could give rise to a remedy in respect to a right or an obligation under the terms of the tenancy agreement that are required or prohibited

under the Act. As a result of all the foregoing, I dismiss the tenant's application without leave to reapply. The tenant is at liberty to seek resolution respecting matters impacting the tenant's rights or entitlements under the Act.

**Conclusion**

I dismiss the application, 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: March 05, 2012

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Residential Tenancy Branch