



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes:**

MNDC; OLC; FF

### **Introduction**

This is the Tenant's application for compensation for damage or loss under the Act, Regulation or tenancy agreement; for an order that the Landlord comply with the Act, Regulation or tenancy agreement; and to recover the cost of the filing fee from the Landlord.

The Tenant's agent and the Tenant gave affirmed testimony at the Hearing. The Tenant's agent also interpreted the Mandarin language into English and the English language into Mandarin.

### **Preliminary Matters**

The Tenant provided a copy of the tenancy agreement in evidence. Neither the Tenant nor the Landlord as indicated on the Tenant's Application for Dispute Resolution is indicated as a party to the tenancy agreement.

The Tenant's agent testified that the Tenant is wife to the person who signed the tenancy agreement as "tenant" and that the Landlord is the owner of the rental unit.

The Tenant's last name is different from the name of the "tenant" on the tenancy agreement. The Tenant did not provide any documentary evidence to support her claim that she was a "co-tenant" under the tenancy agreement.

The Tenant provided a copy of a Land Title receipt indicating that the Tenant paid \$10.55 for a land title search, but did not provide a copy of the land title search in evidence. Therefore, there is insufficient evidence that the Landlord indicated on the Tenant's application is the owner of the rental unit.

The Landlord did not attend the teleconference to provided testimony with respect to his standing as a "landlord" or the Tenant's standing as a "tenant" and therefore the Tenant's application is dismissed with leave to reapply.

### **Conclusion**

The Tenant's application is 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: March 19, 2012.

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Residential Tenancy Branch