



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, OPR

Introduction

A substantial amount of documentary evidence, photo evidence, and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant(s) testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on March 15, 2012; however the respondent(s) did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Decision and reasons

It is my finding that the Residential Tenancy Act has no jurisdiction over this matter, because the applicant testified that he rented the house and property to the respondent to run a farm.

The Residential Tenancy Act only has jurisdiction over residential tenancies and not commercial ventures, and since this property was rented to the respondent to run a farm, this is considered a commercial rental.

Conclusion

I declined jurisdiction over this matter and the applicant will have to look to the courts to resolve these issues.

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: April 03, 2012.

Residential Tenancy Branch