



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNSD

### Introduction and Jurisdictional Issue

This hearing dealt with the tenant's Application for Dispute Resolution under the *Residential Tenancy Act* (the "*Act*"), seeking a monetary order for double the security deposit.

At the start of the hearing, it was determined that the tenant named as the applicant was not present at the hearing, nor had provided any evidence indicating that the individual who actually applied for dispute resolution, was doing so on her behalf and with her consent. The individual who applied for dispute resolution was provided the opportunity to call the tenant but was not able to reach the tenant after two attempts by phone. This same individual affirmed that he did not sign a tenancy agreement with the landlord.

As a result of the above, I find that the applicant who attended the hearing does not have standing to make an application under the *Act*, and therefore, I do not have jurisdiction to hear this dispute. I, therefore, **dismiss the application of this person without leave to reapply**. The actual tenant named on this application has leave to reapply.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: August 21, 2012

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Residential Tenancy Branch