



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

ET, FF

Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has made application for an early end of the tenancy; an Order of possession and to recover the filing fee from the tenants for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants.

The landlord applied for dispute resolution on December 7, 2012. The tenants were not served with Notice of this hearing and the evidence until December 21, 2012.

The tenants said they had written submissions they wished to make, in response to the application.

The landlord provided affirmed testimony that the application requesting an early end of tenancy was based on the fact that the tenants are not providing adequate care to the landlord's horses that are on the property.

The parties confirmed that the tenancy agreement did not include a term that included work performed by the tenants, for a corresponding reduction in rent.

I determined that the dispute in relation to the horses and the reason the landlord had requested an early end to the tenancy were not contemplated by the Act. An agreement to care for livestock on the property was not a term of the tenancy; therefore, I declined jurisdiction.

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: December 27, 2012.

Residential Tenancy Branch