



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPB, FF, O

Introduction

This matter dealt with an application by the Landlord for an Order of Possession, to recover the filing fee and for other considerations.

At the start of the hearing the Arbitrator questioned the Landlord why there was no Notice to End Tenancy included in the evidence package. The Landlord said the Tenant (J.L.) moved out of the rental unit in February, 2012 and he has no agreements with the remaining Occupants; therefore his lawyer advised him there was no tenancy agreement and he did not have to service a Notice to End Tenancy as the occupants were not tenants. The Occupant said there is no agreement between her and the Landlord and that she moved in when the Tenant (J.L.) was living in the rental unit.

As this is not a dispute between a tenant and a landlord the Residential Tenancy Branch does not have jurisdiction in this matter. Consequently, I dismiss the application for the reason of lack of jurisdiction and I refer the participants to alternative methods of resolving their issues.

Conclusion

The Landlord's application is dismissed as this dispute is not a residential tenancy dispute and I have no jurisdiction to rule on this matter.

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 13, 2013

Residential Tenancy Branch

