



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION ON REQUEST FOR CLARIFICATION/ CORRECTION

Dispute codes: FF MNDC MNSD O

The Landlord has requested a clarification/correction to the Residential Tenancy Branch decision dated October 31, 2013.

Section 78 of Residential Tenancy Act enables the Residential Tenancy Branch to clarify a decision or order.

The Landlord requests a correction to remove two of the respondent names that were named as respondents in the Tenant's dispute.

The Landlord submitted a copy of the original Monetary Order in addition to his request for correction in which he states that the two respondents are not listed as legal landlords or owners of the property.

The *Residential Tenancy Act* defines a "**landlord**", in relation to a rental unit, to include any of the following:

- (a) the owner of the rental unit, the owner's agent or another person who, on behalf of the landlord,
  - (i) permits occupation of the rental unit under a tenancy agreement, or
  - (ii) exercises powers and performs duties under this Act, the tenancy agreement or a service agreement;
- (b) the heirs, assigns, personal representatives and successors in title to a person referred to in paragraph (a);
- (c) a person, other than a tenant occupying the rental unit, who
  - (i) is entitled to possession of the rental unit, and
  - (ii) exercises any of the rights of a landlord under a tenancy agreement or this Act in relation to the rental unit;
- (d) a former landlord, when the context requires this;



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The Landlord(s) were represented at the hearing by their Agent; K.G. Evidence on file indicates the respondents were served notice of this dispute. At no time during this proceeding did the Landlord's Agent indicate there was an issue with any of the parties being named in this dispute and no evidence was presented that two of the named parties have not acted as agent or the landlord during this tenancy.

**Therefore, the original decision and orders of October 31, 2013, stand.**

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: November 15, 2013

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Residential Tenancy Branch