



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, LAT, FF

### Introduction

This hearing dealt with a tenant's application for monetary compensation for emergency repairs and authorization to change the locks. The landlord did not appear at the hearing. The tenants submitted that they sent the hearing documents to the landlord at the landlord's residence via registered mail on February 17, 2014. I was satisfied the landlord was served with notice of this proceeding and I continued to hear from the tenants without the landlord present.

At the commencement of the hearing the tenants confirmed that they have since moved out of the rental unit. Therefore, I found their request for authorization to change the locks to the rental unit to be moot and did not consider that matter further.

With respect to the tenant's monetary claim, I determined it necessary to ascertain whether the claim related to a tenancy.

The tenants submitted that the landlord offered to sell them gasoline at half price which the tenants accepted. The tenants allege the gasoline caused damage to their vehicle and they are seeking compensation for the damage from the landlord. The tenants acknowledged that their claim is unrelated to their tenancy agreement.

The Act, and my jurisdiction to resolve disputes between landlords and tenants, is limited to tenancy agreements and rental units. Based upon the tenant's submissions, I find the contract for the purchase of gasoline unrelated to a tenancy agreement or rental unit. Therefore, I declined to accept jurisdiction to resolve this dispute.

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 26, 2014

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Residential Tenancy Branch

