



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI, MNDC, MNSD, FF

Introduction

This matter dealt with an application by the Tenants to dispute a rent increase, for loss or damage under the Act, regulations or tenancy agreement, to recover their security deposit and to recover the filing fee for this proceeding.

At the start of the conference call it was determined that this tenancy was actually shared accommodation as the Tenant said they shared a bathroom with the Landlord/owner of the property. Pursuant to section 4(c) of the Act, the Residential Tenancy Branch does not have jurisdiction when accommodation shared either a kitchen or bath room or both. Consequently I find this situation to be shared accommodation and the Residential Tenancy Branch does not have jurisdiction. I dismiss the application as I find no authority to decide this matter under the *Residential Tenancy Act*.

Conclusion

The application is dismissed for lack of jurisdiction

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: April 16, 2014

Residential Tenancy Branch

