



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR MNSD FF

Introduction and Conclusion

This hearing was convened as a result of the landlord's application under the *Residential Tenancy Act* (the "Act") for a monetary order for unpaid rent or utilities, to keep all or part of the security deposit, and to recover the filing fee.

The landlord attended the teleconference hearing and testified that he co-owns the rental property, and also shares a room in the rental unit in which the tenant rents one of the other rooms in house. The landlord testified that there is one kitchen in the home.

Section 4(c) of the *Act* states that the *Act* does not apply to living accommodation in which the tenant shares bathroom or kitchen facilities with the owner of that accommodation. Given the above, I decline to find jurisdiction to resolve this dispute.

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: April 3, 2014

Residential Tenancy Branch

