



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Colyvan Urban Properties Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDC, RPP, OPT, AAT, AS, O

This is an application filed by the tenant for a monetary order for money owed or compensation for damage or loss, an order for the return of personal property, a request to obtain an order of possession of the rental unit, to allow access to (or from) the unit, site or property, to allow the tenant to assign or sublet because the landlord's permission has been unreasonably withheld.

The tenant attended the hearing by conference call and gave undisputed testimony. The landlord did not attend or submit any documentary evidence. The tenant states that the landlord was served with the notice of hearing package by Canada Post Registered Mail on July 7, 2014 and has provided in his direct testimony the Canada Post Customer Receipt Tracking number as confirmation. As such, I am satisfied that the tenant has properly served the landlord with the notice of hearing package.

It was clarified with the applicant that he is a roommate with the tenant who is the named occupant with the landlord on a signed tenancy agreement. The applicant states that he pays his rent to the tenant, Mr. R. and has no relationship with the named landlord. The applicant states he is seeking permission to assume the tenancy on Mr. R.'s behalf with the landlord. I find that the applicant has no standing in filing this application with the landlord as he is not a tenant, but an occupant and that any application for dispute for the applicant should be made against the tenant, Mr. R. The application is dismissed.

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: July 22, 2014

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Residential Tenancy Branch

