



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, PSF, RP, FF

Decision and reasons

Before getting into the hearing I dealt with a preliminary matter, which was to determine whether or not the parties to this application are actually tenants of the rental property, or just occupants.

The landlord stated that the only person with whom he has a tenancy agreement is A.A.P. (I have used initials only for privacy purposes) and that A.A.P. has left the rental unit.

I therefore questioned the two applicants that were on the line, and they stated that they don't have a tenancy agreement with the landlord; A.A.P. is the one with the tenancy agreement, and they pay their rent to him.

Based on this information it's my finding that all the applicants other than A.A.P. have no landlord-tenant relationship with the respondent.

Therefore, although A.A.P. does have the right file a claim against the respondent, A.A.P. did not appear for today's hearing, nor has he given any written permission to any of the other parties to act on his behalf.

I am therefore unwilling to proceed with the hearing today in the absence of any evidence from the tenant indicating his wish to proceed.

Conclusion

This application is dismissed with leave for the actual tenant to reapply.

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: December 15, 2014

Residential Tenancy Branch

