



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **INTERIM DECISION**

Dispute Codes      MNDC FF

### Introduction

This hearing convened pursuant to the tenant's application for monetary compensation pursuant to section 51 of the Act. The tenant and the landlord called in to the participatory hearing.

### Preliminary Issue – Named Respondents

The tenant applied for compensation equivalent to two months of rent, on the basis that the landlord served the tenant with a notice to end tenancy for landlord's use and the rental unit had not been used for the purpose indicated in the notice to end tenancy. The notice to end tenancy for landlord's use indicated that the reason for ending the tenancy was that the rental unit had been sold, and the purchaser intended to occupy the rental unit.

The tenant stated in the hearing that she had been informed she could only name the landlord as respondent in this matter. That information was incorrect. Under section 51, either the landlord or the purchaser may be named as a respondent. I have therefore determined that it is appropriate to adjourn the hearing and allow the tenant to amend her application to include the purchaser(s) of the rental unit as respondents in this matter.

### Conclusion

The hearing is adjourned to the date and time set out in the enclosed notice of reconvened hearing.

The tenant may amend the application to add the purchaser(s) of the rental unit as respondents. If the tenant does so, she must then serve the purchaser(s) with copies of all documents, including her application and evidence, a copy of this interim decision and a copy of the notice of reconvened hearing.

The parties may submit further evidence before the reconvened hearing, but they must do so in accordance with the Rules of Procedure.

This interim 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 8, 2015

---

Residential Tenancy Branch

