



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, FF

This matter was scheduled for a conference call at 3:00 p.m. on this date. Both parties participated in the teleconference. At the outset of the hearing both parties confirmed that the respondent was a tenant at this location and that she took on a roommate; the applicant, without the landlords' knowledge or authorization.

Residential Tenancy Guideline 13 states the following: Where a tenant allows a person who is not a tenant to move into the premises and share the rent, the new occupant has no rights or obligations under the tenancy agreement, unless all parties agreed to enter into a tenancy agreement to include the new occupant as a tenant. As the applicant is viewed as an occupant and not a tenant, and that this is not a landlord tenant relationship that the Act deals with but a roommate versus roommate situation, I must dismiss this application in its entirety.

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: October 19, 2015

Residential Tenancy Branch

