



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET FF

### Introduction

This hearing convened pursuant to the landlord's application for an early end of tenancy. The landlord, counsel for the landlord, the tenants and counsel for the tenants all called in to the teleconference hearing.

### Preliminary Issue – Jurisdiction

Counsel for the tenants submitted that I did not have jurisdiction to hear this matter, as it was substantially linked to a matter before the Supreme Court. Counsel for the landlord submitted that because the tenants were seeking an order of specific performance requiring the landlord to sell the rental unit to the tenants, and the tenants are not currently owners of the unit, the landlord's application for an early end of tenancy is not substantially linked to the matter before the Supreme Court.

I determined that this matter is substantially linked to the matter before the Supreme Court, as the question of whether the tenants have an interest in the property greater than that of tenants will likely be an issue before the Supreme Court. I therefore declined jurisdiction to hear this matter, as per section 58(2)(c) of the Act.

### Conclusion

I decline jurisdiction to hear this matter, as it is substantially linked to a matter before the Supreme Court.

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: November 16, 2015

---

Residential Tenancy Branch

