



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MNDC, MNSD, MND

### Introduction

This decision deals with two applications for dispute resolution, one brought by the tenant and one brought by the landlords. Both files were heard together.

A substantial amount of documentary evidence, photo evidence, and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all relevant submissions.

I also gave the parties the opportunity to give evidence orally.

All parties were affirmed.

### Issue(s) to be Decided

The first issue I dealt with was whether or not these claims fall within the jurisdiction of the Residential Tenancy Act.

### Background and Evidence

This tenancy began on July 1, 2015 and ended on July 11, 2015.

Both the landlord and the tenant agreed that this was a 10 day vacation rental.

### Analysis

Section 4(e) of the Residential Tenancy Act states:

**4** This Act does not apply to

(e) living accommodation occupied as **vacation** or travel accommodation, (my emphasis)

It is my finding therefore, that the Residential Tenancy Act does not have jurisdiction over this dispute.

### Conclusion

I decline jurisdiction over both of these applications and the parties will have to look to some other jurisdiction to resolve their disputes.

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: January 27, 2016

---

Residential Tenancy Branch

