



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNSD, RPP, O

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking a monetary order for return of all or part of the pet damage deposit or security deposit and for an order that the landlord return the tenant's personal property.

The landlord and the tenant attended the hearing and the tenant was accompanied by an Advocate.

During the course of the hearing, the parties agreed that the rental unit is a room rented by the tenant in a home also occupied by the landlord. The landlord is the owner of the home, and the parties share kitchen and bathroom facilities.

The *Residential Tenancy Act* does not apply to tenancies in cases where the tenant shares kitchen or bathroom facilities with the owner. My jurisdiction is with respect to tenancy agreements that fall under the *Residential Tenancy Act*. This case clearly does not, and I decline jurisdiction to hear or consider the tenant's application.

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: April 28, 2016

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Residential Tenancy Branch