



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes O, FF

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62;
- authorization to recover his filing fee for this application from the landlord pursuant to section 72.

The tenant attended the hearing via conference call and provided undisputed affirmed evidence. The landlord did not attend or submit any documentary evidence. The tenant stated that she served the landlord with the notice of hearing package and the submitted documentary evidence via Canada Post Registered Mail on June 15, 2016. I accept the undisputed affirmed evidence of the tenant and find that the landlord was properly served with the notice of hearing package via Canada Post Registered Mail on June 15, 2015 as per sections 88 and 89 of the Act. The landlord is deemed to have been served 5 days later as per section 90 of the Act.

Preliminary Issue

At the outset the tenant's written application failed to disclose what exactly she was requesting. The tenant clarified that this was regarding a table that was purchased from the landlord for \$30.00. The tenant wished to clear her name at her workplace regarding the landlord's claims of stolen property. The tenant stated that this table purchase was not related to any aspect of her tenancy with the landlord. Section 2 of the Residential Tenancy Act states that the Residential Tenancy Branch has jurisdiction regarding tenancy agreements and rental units. The tenant has stated that her dispute is over the purchase of a table unrelated to the tenancy agreement. As such, I find that I have no jurisdiction to deal with this matter. The tenant's application is dismissed for lack of jurisdiction.

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: July 19, 2016

Residential Tenancy Branch

