



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, ERP, RP, RPP, LRE, AAT

### Introduction

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

- a monetary order for money owed or compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* ("*Regulation*") or tenancy agreement, pursuant to section 67;
- an order requiring the landlord to make emergency and regular repairs to the rental unit, pursuant to section 33;
- an order requiring the landlord to return the tenant's personal property, pursuant to section 65;
- an order to suspend or set conditions on the landlord's right to enter the rental unit, pursuant to section 70; and
- an order to allow access to or from the rental unit or site for the tenant or the tenant's guests, pursuant to section 70.

The two landlords did not attend this hearing, which lasted approximately 15 minutes. The tenant attended the hearing and was given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses.

The tenant connected to the teleconference late at 9:36 a.m., when the conference began at 9:30 a.m. The tenant disconnected from the teleconference at 9:42 a.m., without warning. I waited until 9:45 a.m. for the tenant to reconnect to the hearing but he did not. During the hearing, the tenant repeatedly interrupted me and refused to hear my comments regarding naming proper parties in his application.

### Preliminary Issue – Naming the Correct Parties

The tenant confirmed that he only used the first name of the individual landlord and the partial name of the landlord company when he filed his application. The tenant said that he did not know the surname of the individual landlord and he did not include the full name of the landlord company because he had “other things to do.”

The tenant has failed to establish who the landlords are in this application. The tenant is required to include the full name of any individual or company that he is naming in his application. In this regard, the other party then knows the case to be met and can properly respond to the tenant’s application.

Accordingly, I dismiss the tenant’s entire application with leave to reapply. If the tenant wishes to pursue this matter further, he is required to file a new application and name the correct parties using their full names.

#### Conclusion

The tenant’s entire application is dismissed with leave to reapply.

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: August 25, 2016

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Residential Tenancy Branch