



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Randall North Real Estate Services Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR; FF

Introduction

This matter was scheduled to be heard by teleconference at 1:30 p.m., October 11, 2016. The Applicant's agent ("DS") signed into the hearing, which remained open for 10 minutes, but the Respondent did not sign into the hearing.

DS testified that the Respondent moved out of the rental unit. DS stated that the Respondent "pushed another tenant" out of another suite in the rental property (suite #1), effectively kicking the other tenant out on to the street. DS stated that the Respondent does not have a tenancy agreement with the Applicant for suite #1.

I explained to DS that the Dispute Resolution process determines disputes between landlords and tenants. Based on his testimony, I advised DS that the Respondent is not a "tenant" and the Applicant is not the Respondent's "landlord". The Respondent is a trespasser.

Therefore, I decline jurisdiction with respect to this matter.

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: October 11, 2016

Residential Tenancy Branch