



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes AAT, O

Introduction and Conclusion

This hearing convened as a result of an Application for Dispute Resolution filed December 12, 2016 wherein the Applicant sought an Order authorizing her to change the locks and other unspecified relief. In the details of dispute section, the Applicant also references as security deposit. The hearing occurred by teleconference on January 16, 2017 at 10:30 a.m. Both parties called into the hearing and were given the opportunity to present affirmed testimony.

The Respondent, B.M., testified that she is the property owner and the subject unit is a room in her home. She confirmed that she shares a bathroom and kitchen with the applicant. The Applicant also testified that B.M. is the property owner, resides in the rental home and that they share a bathroom and kitchen.

As an Arbitrator with delegated authority under the *Residential Tenancy Act*, I am only permitted to deal with issues which arise under the jurisdiction of that *Act*. Accordingly, and pursuant to section 4(c) of the *Residential Tenancy Act* I decline jurisdiction to hear this matter. For greater clarity, section 4(c) provides as follows:

What this Act does not apply to

4 This Act does not apply to

...(c) living accommodation in which the tenant shares bathroom or kitchen facilities with the owner of that accommodation,

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 16, 2017

Residential Tenancy Branch

