



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding JERRON INVESTMENTS LTD.  
and [tenant name suppressed to protect privacy]

## **INTERIM DECISION**

Dispute Codes      O, AAT, OLC, FF

### Introduction

This hearing dealt with applications from both the landlord and the tenants under the *Residential Tenancy Act* (the *Act*). The landlord applied for:

- an order of possession for landlord's use pursuant to section 55;

The tenant applied for:

- 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;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62;
- an order to suspend or set conditions on the landlord's right to enter the rental unit pursuant to section 70; and
- authorization to recover his filing fee for this application from the landlord pursuant to section 72.

Both parties attended the hearing via conference call and provided affirmed testimony. Both parties confirmed receipt of the notice of hearing package and the submitted documentary evidence provided by the other party. As such, I find that both parties have been sufficiently served as per section 90 of the Act.

After extensive discussions it was clarified with both parties that the tenant does not seek any specific orders, but instead seek a documented definition of an occupant, sub-tenant and what a sublet is. The tenant seeks only findings being made regarding the tenant's loss of quiet enjoyment, the landlord's right to enter the rental unit and the tenant's right for access for guests.

The hearing was adjourned by consent of both parties to be joined with the tenant's file for related issues of CNL, CNQ, O and FF on March 1, 2017 at 11am.

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: February 03, 2017

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Residential Tenancy Branch