



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC

Introduction

The applicants seek a monetary award for damages relating to a failed septic system at the rental unit.

It is apparent that the written tenancy agreement is between Ms. Y.W. as landlord and a Ms. S.D. as tenant. The applicants were roommates of Ms. S.D.. They were not the tenants of Ms. Y.W.

The *Residential Tenancy Act* (the “*Act*”) authorizes tenants to make applications, namely, persons with a contractual relationship with a landlord. It does not grant other occupants, such as roommates, any power to apply.

The application must therefore be dismissed.

There has been no determination of facts the basis for this claim. The tenant Ms. S.D. is free to apply within the time limits set by the *Act*.

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 25, 2017

Residential Tenancy Branch