



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, O, RPP

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

- a monetary order for compensation for damage or loss under the Act, regulation or tenancy agreement pursuant to section 67;
- authorization to obtain a return of all or a portion of her security deposit pursuant to section 38;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62;
- an order requiring the landlord to return the tenant's personal property pursuant to section 65.

The landlord's agents attended the hearing via conference call and provided affirmed testimony. The tenant attended the hearing 8 minutes past the start of the scheduled hearing time via conference call and provided affirmed testimony. The tenant did not submit any documentary evidence. The landlord stated that he provided an evidence package to the tenant via Canada Post Registered Mail which was signed and received by the tenant on July 25, 2017.

At the outset both parties confirmed that the tenant has named the wrong individual as the landlord. Both parties confirmed that the tenant used the first name of the landlord's caretaker, J.G. and the management company's name as the landlord named in this application. The tenant provided undisputed evidence that he was not aware of who his landlord was as it was not listed on the signed tenancy agreement. The landlord's agents dispute this stating that a listed holding company was clearly named. A review of the tenant's application summary and details has also failed to disclose sufficient details of what the tenant is seeking in his application.

I find that the tenant has incorrectly listed the named landlord and that as there is a dispute as to who the actual named landlord should be and that the tenant has failed to

provide sufficient details of his application particulars that the tenant's 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: September 28, 2017

Residential Tenancy Branch