



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP FFT LRE MNDCT OLC PSF RP RR

Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution. A participatory hearing, by teleconference, was held on January 2, 2018. The Tenants applied for multiple remedies under the *Residential Tenancy Act* (the "Act").

The Landlord and the Tenants both attended the hearing. All parties provided affirmed testimony. After reviewing the application, evidence, and testimony, it was apparent that the Tenants of unit 212, led by an individual named A.S., filed a claim on behalf of several other units in the building.

During the hearing, I explained to the Tenants (from unit 212) that our office notified them back in October of 2017, that there was an issue with their application. The following correspondence was sent to the applicant/tenant:

Recommended Changes:

It appears on your Application that multiple Tenants are applying against the same Landlord. Each Tenant that lives at a different unit may apply for their own Application. Please review and update the Applicants that are filing this Application. If you are looking at filing for a Joiner (multiple tenants filing against the same Landlord regarding the exact same issues), each tenant would be required to file their own Application. The Lead Applicant may upload a completed Tenant's Request to Join Applications for Dispute Resolution form. In the details box, each Applicant may indicate that they are filing for a Joiner. If there is no intention to file for a Joiner, each Tenant is still required to file their own Application separately.

The Tenant's Address and the Dispute Address should be the same. Please review and update the information required.

In this case, it is clear that several different Tenants in the building were hoping to proceed with the application as a group. However, the different Tenants in each of the different units are required to file their own application, and then file with our office to join them to be heard at the same time. As this has not been done properly by the Tenants, despite being made aware of the issue, I dismiss the entire application, with leave to re-apply. I have made no findings on any of the issues presented today.

I encourage both parties to speak with an information officer at our office, should there be any questions with respect to making or responding to an application.

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 5, 2018

Residential Tenancy Branch