



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OLC

### Introduction

This hearing dealt with an application from the tenant under the *Residential Tenancy Act* (the *Act*). The tenant applied for:

- an order requiring the landlord to comply with the *Act*, regulation or tenancy agreement pursuant to section 62.

Both parties attended the hearing and were given a full opportunity to be heard, to present their sworn testimony, to make submissions, to call witnesses and to cross-examine one another. The landlords acknowledged receipt of the tenants' documentary evidence. The landlords did not submit any documentation for this hearing.

### Issues to be Decided

Is the tenant entitled to an order compelling the landlord to act in accordance with the *Act*, regulation or tenancy agreement?

### Background and Evidence

The tenant gave the following testimony. The tenant testified that he has lived in the building for three years. The tenant testified that since the property managers are the only ones listed on the tenancy agreement, the owner of the building should not be allowed to enter the units. The tenant testified that "I heard he's going to renovate us". The tenant seeks an order prohibiting the owner from having access to his unit.

The landlords gave the following testimony. BS testified that he is the authorized agent for the owner and works in conjunction with the owner. BS testified that the owner directed the resident manager to give written notice to all tenants to allow him to enter

the suites for a general inspection. LW testified that written notice was given to the subject tenant on two occasions. LW testified that six days' notice was given on one occasion and seven days' notice on the other. BS testified that he is confused as to why the tenant doesn't want the owner of the building to enter his suite.

### Analysis

The tenant seeks an order prohibiting the owner from entering his unit for fear he will be "renovicted". The tenant has not provided sufficient evidence to support this allegation. In addition, in the tenant's own documentary evidence, the landlord has provided ample written notice when entering the tenants unit. I find that the landlords and the owner have conducted themselves and their business in accordance with the Act, regulation and tenancy agreement at this time and no orders are required. Based on the insufficient evidence before me, I hereby dismiss the tenants' application in its entirety without leave to reapply.

### Conclusion

The tenants' application is dismissed in its entirety without 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: February 21, 2018

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Residential Tenancy Branch