



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FFT MNDCT MNSD RPP

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; a monetary order for return of all or part of the pet damage deposit or security deposit; for an order that the landlord return the tenant's personal property; and to recover the filing fee from the landlord for the cost of the application.

The tenant attended the hearing with a law student to assist, however, no one for the landlord joined the call.

The tenant advised that the rental unit was a room within the landlord's home and the tenant shared kitchen and bathroom facilities with the landlord. The *Residential Tenancy Act* does not apply to disputes between parties where the tenant shares kitchen or bathroom facilities with the owner. The tenant verified that the landlord was the owner during the tenancy, and therefore, the application cannot proceed under the *Residential Tenancy Act*, and I decline jurisdiction with respect to the application before me.

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: June 07, 2018

Residential Tenancy Branch