



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by tenant for a monetary order for money owed, based on a Two Month Notice to End Tenancy for Landlord's Use of Property (the "Notice"), issued on June 30, 2018.

Both parties appeared.

The respondent testified that they did not purchase the subject property. The respondent stated that they did put in an offer to purchase the property; however, the purchase of the property was not completed, as it did not pass their inspection. The respondent stated that the land title document show that the name of the owner is still that of the landlord. A copy of the land title document was not submitted as evidence.

In this case, I am not satisfied that the tenant has named the correct party as the respondent indicated they did not purchase the property. Therefore, I dismiss the tenant's application with leave to reapply.

If the landlord issued the Notice prior to all the conditions for the sale of the rental unit have been satisfied, that is a violation of 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: January 29, 2019

Residential Tenancy Branch