



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding KLAHANIE PARK HOUSING
SOCIETY and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC

Introduction

The tenant applies to dispute whether she may smoke at or outside the rental unit and for an order compelling Ms. A. to disclose the names of the directors of the landlord society and also for an order compelling the landlord to serve notices on her properly and not just wedge them in the door.

At the start of the hearing, by consent, the respondent Ms. A.'s name was amended to its correct spelling. As well, the tenancy agreement shows the society in question to be the landlord, not Ms. A., and so the style of cause was amended to add it as a respondent.

It was noted that the landlord appears to intend to issue an eviction notice due to the smoking issue. It was my determination that the smoking issue must await the actual issuance of such a notice and the tenant's application to challenge it.

In regard to the society's directors and their contact information, the tenant was directed to the society registry at the provincial government and particularly its website, at which the details of societies including the names and addresses of directors must be disclosed. Ms. A. is not under any duty to make such a disclosure.

In regard to service of notices, the tenant complains the landlord stuck a notice of deck power washing on the tenant's door not by attaching it but rather by sticking between the door and jamb. She says she did not receive that notice and so failed to clear away her deck and thereby some of her furniture was damaged during the power washing. She makes no monetary claim in this application for damage to that furniture. In my

view, without a substantial issue between the parties, like a claim for damage to the furniture, it would serve no practical purpose to determine how a notice of that kind must be served. The parties were referred to s. 88 of the *Residential Tenancy Act*.

As a result the tenant's application is dismissed without determination of any of the issues she has raised in it but without prejudice to her right to argue her position at any future hearing.

This decision was given verbally at hearing and 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 03, 2019

Residential Tenancy Branch