



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNRT, MNSD

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for the costs of emergency repairs - Section 67;
2. An Order for the return of the security deposit - Section 38.

The Landlord did not attend the hearing.

The Tenant rented a room in a house and shared the kitchen and bathroom with the Landlord. The Landlord owns the house.

Section 4(c) of the Act provides that the Act does not apply to living accommodation in which the tenant shares bathroom or kitchen facilities with the owner of that accommodation. Based on the Tenant’s evidence I find that the Act does not apply to the dispute between the Parties. I therefore dismiss the 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 Act.

Dated: November 29, 2021

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Residential Tenancy Branch