



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNETC, FFT

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants for compensation from the landlord related to a Notice to End Tenancy for Landlord's Use of Property and to recover the cost of the filing fee.

The tenants, and the respondent JY representing the named company appeared. The respondent AD did not appear.

### Preliminary Issues

In this case, the tenants have listed AD as a respondent; however, they only listed an initial for their first name. Therefore, I cannot determine who the proper respondent is because the applicants are required to put the proper name of the party that they are proceeding against. Any order made using simply an initial would be unenforceable. Therefore, I dismiss the tenants' claim against AD with leave to reapply

JY stated that they were the property manager and were not involved in the contract to purchase the property. JY stated they only followed instruction to serve the Notice on behalf of the landlord and the buyer. JY stated they should not be listed as a respondent.

In this case, the tenant has listed the landlord's property management company as a respondent. The property management company has no obligation under the Act to meet the landlord's or the purchaser's obligation for the reasons stated in the Notice. Therefore, I find it appropriate to remove the property management company named in

the style of cause from this proceeding. I dismiss the tenants' application only against the named property management company N&A.

Based on the above, I dismiss the tenants' application with 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: December 02, 2021

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Residential Tenancy Branch