



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP, FF

Introduction, Preliminary and Procedural Matters-

This hearing dealt with the tenants' application for dispute resolution seeking remedy under the Residential Tenancy Act (Act) for:

- an order requiring the landlord to make emergency repairs to the rental unit for health or safety reasons; and
- recovery of the filing fee.

The tenant and the landlords attended and a discussion regarding preliminary matters began.

The undisputed evidence is that HT is the owner/landlord of the residential property and the other listed landlord, SJ, is the tenant of HT. The evidence shows that the applicants here are subtenants of the owner's tenant, SJ.

Additionally, HT in another application for dispute resolution, received an order of possession (Order) of the residential property containing the rental unit. The Order was dated February 10, 2022, and was effective two days after service.

The evidence further indicated that a bailiff removed all occupants in the residential property on February 28, 2022, the day before this hearing.

I informed the parties that as the tenancy of SJ was ended, the tenancy ended for all occupants, as the landlord/owner has no contractual relationship with the applicants here.

As a result, I dismiss the applicants' application, without leave to reapply, as their subtenancy ended with their landlord, the owner's tenant, when that tenancy ended.

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*. Pursuant to section 77 of the Act, a decision or an order is final and binding, except as otherwise provided in the Act.

Dated: March 01, 2022

Residential Tenancy Branch