



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes PSF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant filed under the *Residential Tenancy Act* (the “Act”) to have the landlord provide services or facilities required by the tenancy agreement or law.

Only the landlord appeared. The landlord stated they were not served with the Application for Dispute Resolution or Notice of Hearing and only found out about the hearing when they received a reminder notification sent to them from the Residential Tenancy Branch by email.

The landlord stated that the tenant R.H has also listed the tenant M.P. who is under their own separate tenancy agreement for a different rental unit and when they spoke to M.P. they were informed that M.P. did not make this application.

Based on the above, I have removed M.P. from the style of cause. R.H has no rights to add other tenants to their own dispute.

In this case, the tenant is disputing a memorandum notice that was posted to all tenants regarding conduct and noise. I find this is not a services or facilities required by law. Further, the landlord is within their rights to post notices of memorandums or issue warning letters when they have determined appropriate. I find the tenant’s application is frivolous.

I caution the tenant they must not use any other tenant’s names when making an Application for Dispute Resolution, such as in this case the tenant filed on behalf of M.P. This could be considered fraud or false representation.

Based on the above, I dismiss the tenant's application without 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: August 29, 2022

Residential Tenancy Branch