



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding TAYLOR DEVELOPMENTS LTD and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes FFT, OLC, MNDCT, LAT, AS

Introduction

This hearing was scheduled to hear a tenant's application for several remedies under the Act.

The Application for Dispute Resolution named two co-tenants but was signed by only one applicant, identified by initials RB. Before the scheduled hearing date, a written request for withdrawal of the application was submitted to the Residential Tenancy Branch by the other named applicant, identified by initials JB.

At the hearing, only RB appeared. In reading the Application for Dispute Resolution, I found it necessary to determine whether RB has standing as a tenant or to represent the tenant as a preliminary matter.

RB testified that JB is his elderly mother and that JB is the only person named as a tenant on the tenancy agreement for the subject rental unit. RB confirmed that he does not consider himself to be a tenant or have a tenancy agreement with the landlord for the subject rental unit.

RB confirmed that he was aware that a request for withdrawal had been submitted and that he does not have a power of attorney or other authorization to act on behalf of his mother, JB.

RB explained he filed this Application for Dispute Resolution as he wants to be added to the tenancy agreement between his mother and the landlord so that he has the right to occupy the rental unit after his mother's death. RB stated that the landlord refuses to do so and there is a rift between family members.

The Residential Tenancy Act, and my authorization to resolve disputes, is limited to disputes between a landlord and tenant concerning a tenancy agreement, rental unit or residential property. In this case, RB does not have standing as a tenant and the only tenant recognized for the rental unit did not make this Application for Dispute Resolution, did not have an authorized representative make this Application for Dispute Resolution on her behalf, and does not want this hearing to proceed. Therefore, I decline to further hear this matter further as I am unsatisfied there is any dispute between the landlord and the tenant.

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: September 16, 2022

Residential Tenancy Branch