



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- an order to allow access to or from the rental unit or site for the tenant or the tenant's guests pursuant to section 70;
- an order allowing the tenant to assign or sublet because the landlord's permission has been unreasonably withheld pursuant to section 65;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62.

All named parties attended the hearing. The landlord testified that he was not served with this application and did not know what it was about. The landlord only became aware as he received an evidence submission deadline reminder e-mail from the Residential Tenancy Branch.

The tenant also did not know what this application was about. The tenant stated that her mom must have filed the application. The tenant confirmed the landlord was not served.

The tenant's application is dismissed in its entirety 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: February 16, 2023

Residential Tenancy Branch