



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding RHOME PROPERTY'S MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, FF

Introduction, Preliminary and Procedural Matters-

This hearing convened to deal with the tenant's application for dispute resolution (application) seeking remedy under the Residential Tenancy Act (Act). The tenant applied for an order requiring the landlord to comply with the Act, regulations, or tenancy agreement, and recovery of the cost of the filing fee.

The tenant and the landlord's agent attended the hearing and both were affirmed.

Procedural matters were addressed, due to the claim described in the tenant's application.

The tenant requested that the landlord reconsider a \$20 charge for a light bulb replacement to the other tenants in the building. The tenant confirmed their light bulb had been changed, but they were not charged the fee.

The tenant confirmed they made this application as other tenants had approached him about the charge, and due to their concerns, the tenant filed this application. The tenant explained why they did not agree the landlord should charge for light bulbs.

Analysis and Conclusion

In this case, I find the tenant has not identified an alleged breach of the Act, Residential Tenancy Regulations, or tenancy agreement by the landlord pertaining to the tenant.

I have no jurisdiction to decide on matters not related to this tenant and the landlord.

For this reason, I dismiss the tenant's application, without leave to reapply, which included the request to recover the filing fee.

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(3) of the Act, a decision or an order is final and binding, except as otherwise provided in the Act.

Dated: May 15, 2023

Residential Tenancy Branch