Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes   MNR, FF

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the "Act") for Orders as follows:

1. A Monetary Order for unpaid rent – Section 67; and

2. An Order to recover the filing fee for this application - Section 72.

The Tenant did not appear at the Hearing. The Landlord stated that the application for dispute resolution (the "Application") and Notice of Hearing was sent by registered mail to three different addresses obtained from the Tenant when he applied to rent the Landlord's garage. The Landlord states that the garage is not living accommodation, that the Tenant did not live in the garage and that the Tenant used the garage for storage.

Section 2 of the Act provides that the Act applies to tenancy agreements, rental units and other residential property. As the garage was not rented to the Tenant as living accommodation and is not a residential unit, I find that the Act does not apply to this dispute and I therefore dismiss the Landlord's application.

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 14, 2012.

_____

Residential Tenancy Branch