



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding RANCHO MANAGEMENT SERVICES LTD. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDCT, FFT

Introduction

On October 9, 2019, the Tenant made an Application for Dispute Resolution seeking a Monetary Order for compensation pursuant to Section 67 of the *Residential Tenancy Act* (the “*Act*”) and seeking to recover the filing fee pursuant to Section 72 of the *Act*.

The Tenant attended the hearing; however, the Respondent did not make an appearance. All in attendance provided a solemn affirmation.

The Tenant advised that he served the Notice of Hearing package to the Respondent by registered mail on October 18, 2019. However, he stated that the party that he named as the Respondent was not his Landlord. As the Respondent was not the Tenant’s Landlord as defined by Section 1 of the *Act*, this hearing cannot proceed against a party that has been incorrectly named and that does not have a relationship to the Tenant. Consequently, I dismiss the Tenant’s Application with leave to reapply.

As the Tenant was unsuccessful in his Application, I find that the Tenant is not entitled to recover the \$100.00 filing fee paid for this application.

Conclusion

I dismiss the Tenant's Application for Dispute Resolution 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 24, 2020

Residential Tenancy Branch