



Landlord and Tenant Fact Sheet

RTB-121

Requesting Dispute Resolution Applications be Joined

s. 73 Residential Tenancy Act and s. 66 Manufactured Home Park Tenancy Act

The *Residential Tenancy Act* and the *Manufactured Home Park Tenancy Act* allow the director to join similar disputes and have them resolved at the same time.

When can disputes be joined?

When deciding whether to join applications, the director will consider the following:

- whether the applications are about the same residential property or manufactured home site, or to residential properties or manufactured home sites that appear to be managed as one unit;
- whether all applications name the same landlord;
- whether the remedies sought on each application are similar; and,
- whether it appears that the dispute resolution officer (DRO) will have to consider the same facts and make the same or similar findings of law in hearing each application.

Applying to have disputes joined

Parties who want to have applications for dispute resolution joined must complete the Request to Join Disputes form and submit it along with a completed Application for Dispute Resolution form for each tenancy included in the request. Each application form must set out the particulars of the matter(s) in dispute. The director may decide not to join applications if they are not filed at the same time.

What fees are involved?

The lead applicant pays the full filing fee while each of the other applicants pays a reduced fee.

Do I have to attend the hearing?

The lead applicant usually represents all the applicants at the hearing. If there are multiple

respondents, they may choose to be represented by one or more of the individuals named. You may attend if you wish or rely on the evidence presented by other parties. A DRO will normally dismiss an application if no one attends on behalf of the applicants.

What happens at the hearing?

In most cases, the DRO will proceed to hear the issues together. In some circumstances, the DRO may determine that some applications or certain issues should proceed separately.

For more information ...

Visit the RTB's Web site at www.rto.gov.bc.ca.

Call an Information Officer or listen to our 24 Hour Recorded Information Line:

Lower Mainland: 604-660-1020

Victoria: 250-387-1602

Elsewhere in BC: 1-800-665-8779

Visit the RTB nearest you:

Burnaby: 400-5021 Kingsway

Victoria: 1st Floor, 1019 Wharf Street

Kelowna: 305-478 Bernard Avenue

RTB Burnaby, Victoria and Kelowna are open 8:30 a.m. to 4:30 p.m., Monday to Friday.

All RTB offices are closed on statutory holidays.

If there is no RTB in your area, you can get residential tenancy guides, fact sheets and forms online at www.rto.gov.bc.ca or at any Service BC—Government Agents Office.

Residential Tenancy Branch

Lower Mainland: 604-660-1020 Victoria: 387-1602 Elsewhere in BC: 1-800-665-8779

Website: www.rto.gov.bc.ca

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