

Hearing outcomes are recorded in the Residential Tenancy Branch Case Management System (CMS) based on a limited selection of descriptions in a drop-down box. These are:

- Landlord
- Tenant
- Split Decision
- Dismissed
- Dismissed With Leave to Reapply
- Cancelled/Withdrawn
- Jurisdiction Refused
- Settled

The information below provides data on outcomes of the first three bullets above: Landlord, Tenant and Split Decision. Approximately 49 per cent of decisions rendered by RTB arbitrators in 2018 and 2019 record these outcomes. The remaining 51 per cent record other outcomes.

The CMS coding selected by the arbitrator is subjective and may not represent the details contained in their written decision. Often, the outcome can be described in more than one way. Consequently, reviewing the raw data from CMS on hearing outcomes, in the absence of the accompanying decisions, may lead to inaccurate or misleading interpretation.

The following examples underscore this point.

Example 1: An arbitrator dismisses a tenant's application to cancel a notice to end tenancy without leave to reapply and issues the landlord an order of possession. An arbitrator may record the decision in the CMS as:

- Dismissed without leave to reapply, or;
- In favour of the landlord.

Example 2: An arbitrator grants a tenant a monetary award for the return of double the security deposit, but dismisses a tenant's claim for punitive damages, which the *Residential Tenancy Act* does not allow. An arbitrator may record the decision in the CMS as:

- Split Decision, or
- In favour of the tenant.

Other factors that need to be taken into consideration when interpreting the provided data include:

- If a party to a dispute fails to appear for the dispute resolution hearing and does not provide evidence of their position in the matter, the hearing may proceed in their absence and result in an outcome in favour of the party in attendance. Whether one or both parties attend is not recorded in the CMS.
- If an arbitrator is assigned multiple applications for dispute resolution related to the same dispute, they may be joined together and heard at the same time. The arbitrator, however, must render a decision for each application. If an arbitrator hears a joined dispute with 10 tenant applications and finds in favour of the tenants, the arbitrator will record an outcome in favour of the tenant for each application in the CMS. Joined applications are relatively infrequent and vary in size. This may exaggerate the number

of decisions an arbitrator recorded in favour of a landlord or tenant.

- Newly hired arbitrators are often assigned less complex files than more experienced arbitrators. Less complex files include landlord applications for an order of possession where the tenant has not paid rent. Because landlords have a high rate of success in these hearings, an arbitrator assigned a greater number of these files will record more decisions in favour of the landlord.
- Files are typically assigned randomly to experienced arbitrators. As sample size decreases however, numbers and types of files assigned to arbitrators will vary. Over the course of a year therefore, some arbitrators will randomly be assigned more or less of a specific type of file. Some variation in the number of decisions recorded by arbitrators in favour of a landlord or tenant is due to random distribution.

Responsive records for this request are available for the years 2018 and 2019. As a result of a systems change records are not available for 2020.

List of all Residential Tenancy Branch arbitrators

LAST NAME
AKOW
ARNSDORF
BELL
BORBA
BRUCE
BRYANT
CERALDI
COYNE
CRAWFORD
DENEGAR
DOYON
DUNBAR
EDWARDS
GEOFFREY
GRABER
GREEN
HAYES
HEDRICH
HENDRICK
HO YEE
HOLLOWAY
HOLMES
HOWELL
KAHLON
KAILA
KERNAGHAN
LAM
LANON
LEE
LEE
LETAIN
LLOYD
LYNN
MACADAM
MADDIA
MANOJLOVIC
MARTIN
MCANDREW
MCKAY
MOLNAR
MOONEY
MORRISON
NADLER
NAZARETH
OKADA

ONEILL
OUTERBRIDGE
PARKER
PLENERT
RANDHAWA
REGIER
REID
Sangha
SELBEE
SENAY
STARK
STEVENSON
TAKAYANAGI
TAKHAR
TANGEDAL
TAYLOR
Thiessen
TROTTER
URIBE
VAUGHN
WAKEFIELD
WEITZEL
WELLMAN
WILSON
WOOD
YEE

The number of decisions rendered by each arbitrator in 2018 and 2019 that went in favour of the landlord and the number that went in favour of the tenant. In the following two tables arbitrators have been identified by assigning each a random number.

Decision Category	Arb #	Decision Issue Date (Year)	Number of Decisions
Landlord	1	2018	121
Other	1	2018	322
Split Decision	1	2018	1
Tenant	1	2018	64
Landlord	1	2019	131
Other	1	2019	266
Split Decision	1	2019	9
Tenant	1	2019	60
Landlord	2	2018	5
Other	2	2018	4
Tenant	2	2018	2
Landlord	2	2019	93
Other	2	2019	113
Split Decision	2	2019	21
Tenant	2	2019	45
Landlord	3	2019	4
Other	3	2019	4
Tenant	3	2019	2
Landlord	4	2018	1
Other	4	2018	6
Tenant	4	2018	1
Landlord	4	2019	1
Other	4	2019	9
Tenant	4	2019	3
Landlord	5	2018	4
Other	5	2018	1
Landlord	5	2019	121
Other	5	2019	231
Split Decision	5	2019	10
Tenant	5	2019	55
Landlord	6	2019	66
Other	6	2019	171
Split Decision	6	2019	14
Tenant	6	2019	53
Landlord	7	2018	91
Other	7	2018	327
Split Decision	7	2018	35
Tenant	7	2018	45
Landlord	7	2019	63
Other	7	2019	311
Split Decision	7	2019	25
Tenant	7	2019	57
Landlord	9	2018	83
Other	9	2018	261
Split Decision	9	2018	23

Tenant	9	2018	58
Landlord	9	2019	4
Other	9	2019	3
Split Decision	9	2019	1
Tenant	9	2019	2
Landlord	10	2018	2
Other	10	2018	1
Tenant	10	2018	1
Landlord	10	2019	121
Other	10	2019	119
Split Decision	10	2019	12
Tenant	10	2019	93
Landlord	11	2018	96
Other	11	2018	148
Split Decision	11	2018	3
Tenant	11	2018	49
Landlord	11	2019	116
Other	11	2019	197
Split Decision	11	2019	6
Tenant	11	2019	69
Landlord	12	2018	77
Other	12	2018	242
Split Decision	12	2018	6
Tenant	12	2018	52
Landlord	12	2019	73
Other	12	2019	181
Tenant	12	2019	49
Landlord	13	2018	51
Other	13	2018	178
Split Decision	13	2018	19
Tenant	13	2018	41
Landlord	13	2019	37
Other	13	2019	168
Split Decision	13	2019	13
Tenant	13	2019	70
Landlord	14	2018	15
Other	14	2018	122
Tenant	14	2018	53
Landlord	14	2019	13
Other	14	2019	119
Tenant	14	2019	29
Landlord	15	2019	6
Other	15	2019	13
Tenant	15	2019	3
Landlord	16	2018	103
Other	16	2018	302
Split Decision	16	2018	25
Tenant	16	2018	83
Landlord	16	2019	124

Other	16	2019	241
Split Decision	16	2019	17
Tenant	16	2019	106
Landlord	17	2019	20
Other	17	2019	85
Split Decision	17	2019	2
Tenant	17	2019	16
Landlord	18	2018	965
Other	18	2018	252
Split Decision	18	2018	4
Tenant	18	2018	4
Landlord	18	2019	348
Other	18	2019	125
Split Decision	18	2019	1
Tenant	18	2019	2
Landlord	19	2018	9
Other	19	2018	2
Landlord	19	2019	147
Other	19	2019	213
Split Decision	19	2019	5
Tenant	19	2019	72
Landlord	20	2018	96
Other	20	2018	278
Split Decision	20	2018	13
Tenant	20	2018	86
Landlord	20	2019	96
Other	20	2019	217
Split Decision	20	2019	1
Tenant	20	2019	74
Landlord	21	2018	44
Other	21	2018	152
Split Decision	21	2018	17
Tenant	21	2018	44
Landlord	21	2019	48
Other	21	2019	122
Split Decision	21	2019	8
Tenant	21	2019	37
Landlord	22	2018	81
Other	22	2018	278
Split Decision	22	2018	8
Tenant	22	2018	109
Landlord	22	2019	57
Other	22	2019	122
Split Decision	22	2019	8
Tenant	22	2019	51
Landlord	23	2018	82
Other	23	2018	149
Split Decision	23	2018	1
Tenant	23	2018	70

Landlord	23	2019	95
Other	23	2019	291
Tenant	23	2019	86
Landlord	24	2018	939
Other	24	2018	255
Split Decision	24	2018	3
Tenant	24	2018	1
Landlord	24	2019	1780
Other	24	2019	518
Tenant	24	2019	1
Landlord	25	2018	110
Other	25	2018	292
Split Decision	25	2018	34
Tenant	25	2018	45
Landlord	25	2019	97
Other	25	2019	273
Split Decision	25	2019	13
Tenant	25	2019	51
Landlord	26	2018	121
Other	26	2018	266
Split Decision	26	2018	47
Tenant	26	2018	66
Landlord	26	2019	108
Other	26	2019	243
Split Decision	26	2019	38
Tenant	26	2019	76
Landlord	27	2018	110
Other	27	2018	142
Split Decision	27	2018	4
Tenant	27	2018	67
Landlord	27	2019	53
Other	27	2019	143
Split Decision	27	2019	1
Tenant	27	2019	48
Landlord	28	2018	108
Other	28	2018	291
Split Decision	28	2018	10
Tenant	28	2018	72
Landlord	28	2019	102
Other	28	2019	287
Split Decision	28	2019	1
Tenant	28	2019	59
Landlord	29	2018	86
Other	29	2018	101
Split Decision	29	2018	4
Tenant	29	2018	49
Landlord	29	2019	110
Other	29	2019	211
Split Decision	29	2019	7

Tenant	29	2019	64
Landlord	30	2018	107
Other	30	2018	331
Split Decision	30	2018	7
Tenant	30	2018	80
Landlord	30	2019	90
Other	30	2019	255
Split Decision	30	2019	8
Tenant	30	2019	51
Landlord	31	2018	134
Other	31	2018	331
Split Decision	31	2018	18
Tenant	31	2018	131
Landlord	31	2019	122
Other	31	2019	294
Split Decision	31	2019	11
Tenant	31	2019	102
Landlord	32	2018	148
Other	32	2018	216
Split Decision	32	2018	27
Tenant	32	2018	79
Landlord	32	2019	139
Other	32	2019	150
Split Decision	32	2019	20
Tenant	32	2019	81
Landlord	33	2018	16
Other	33	2018	26
Split Decision	33	2018	2
Tenant	33	2018	1
Landlord	33	2019	10
Other	33	2019	24
Split Decision	33	2019	1
Tenant	33	2019	4
Landlord	34	2018	35
Other	34	2018	434
Split Decision	34	2018	27
Tenant	34	2018	38
Landlord	34	2019	46
Other	34	2019	377
Split Decision	34	2019	27
Tenant	34	2019	54
Landlord	35	2018	110
Other	35	2018	123
Split Decision	35	2018	20
Tenant	35	2018	61
Landlord	35	2019	57
Other	35	2019	153
Split Decision	35	2019	20
Tenant	35	2019	51

Landlord	36	2018	133
Other	36	2018	258
Split Decision	36	2018	2
Tenant	36	2018	43
Landlord	36	2019	130
Other	36	2019	270
Split Decision	36	2019	3
Tenant	36	2019	49
Landlord	37	2018	52
Other	37	2018	169
Split Decision	37	2018	30
Tenant	37	2018	57
Landlord	37	2019	41
Other	37	2019	106
Split Decision	37	2019	20
Tenant	37	2019	42
Landlord	38	2018	112
Other	38	2018	324
Split Decision	38	2018	50
Tenant	38	2018	95
Landlord	38	2019	19
Other	38	2019	56
Split Decision	38	2019	9
Tenant	38	2019	15
Landlord	39	2018	54
Other	39	2018	145
Split Decision	39	2018	21
Tenant	39	2018	40
Landlord	39	2019	50
Other	39	2019	114
Split Decision	39	2019	4
Tenant	39	2019	30
Landlord	40	2018	3
Other	40	2018	4
Split Decision	40	2018	4
Tenant	40	2018	2
Landlord	40	2019	1
Other	40	2019	1
Split Decision	40	2019	3
Tenant	40	2019	2
Landlord	41	2018	80
Other	41	2018	246
Split Decision	41	2018	22
Tenant	41	2018	58
Landlord	41	2019	46
Other	41	2019	148
Split Decision	41	2019	9
Tenant	41	2019	49
Landlord	42	2018	41

Other	42	2018	148
Split Decision	42	2018	13
Tenant	42	2018	40
Landlord	42	2019	33
Other	42	2019	227
Split Decision	42	2019	31
Tenant	42	2019	49
Landlord	43	2018	93
Other	43	2018	294
Split Decision	43	2018	33
Tenant	43	2018	54
Landlord	43	2019	128
Other	43	2019	204
Split Decision	43	2019	28
Tenant	43	2019	60
Landlord	44	2018	1
Other	44	2018	5
Landlord	44	2019	126
Other	44	2019	190
Split Decision	44	2019	26
Tenant	44	2019	101
Landlord	45	2018	88
Other	45	2018	138
Split Decision	45	2018	33
Tenant	45	2018	57
Landlord	45	2019	109
Other	45	2019	272
Split Decision	45	2019	35
Tenant	45	2019	90
Landlord	46	2018	93
Other	46	2018	308
Split Decision	46	2018	59
Tenant	46	2018	72
Landlord	46	2019	75
Other	46	2019	166
Split Decision	46	2019	27
Tenant	46	2019	61
Landlord	47	2018	63
Other	47	2018	210
Split Decision	47	2018	24
Tenant	47	2018	55
Landlord	47	2019	47
Other	47	2019	169
Split Decision	47	2019	19
Tenant	47	2019	68
Landlord	48	2018	2
Other	48	2018	11
Tenant	48	2018	1
Landlord	48	2019	1

Split Decision	48	2019	2
Landlord	49	2018	96
Other	49	2018	129
Split Decision	49	2018	5
Tenant	49	2018	47
Landlord	49	2019	15
Other	49	2019	38
Split Decision	49	2019	2
Tenant	49	2019	10
Landlord	50	2018	122
Other	50	2018	16
Landlord	50	2019	22
Other	50	2019	15
Split Decision	50	2019	3
Tenant	50	2019	21
Landlord	51	2018	121
Other	51	2018	145
Split Decision	51	2018	3
Tenant	51	2018	50
Landlord	51	2019	106
Other	51	2019	171
Tenant	51	2019	55
Landlord	52	2018	5
Other	52	2018	4
Landlord	52	2019	2
Other	52	2019	7
Tenant	52	2019	1
Landlord	53	2018	60
Other	53	2018	164
Split Decision	53	2018	26
Tenant	53	2018	42
Landlord	53	2019	11
Other	53	2019	29
Split Decision	53	2019	7
Tenant	53	2019	11
Landlord	54	2018	144
Other	54	2018	129
Split Decision	54	2018	6
Tenant	54	2018	57
Landlord	54	2019	24
Other	54	2019	31
Split Decision	54	2019	3
Tenant	54	2019	18
Landlord	55	2018	3
Other	55	2018	5
Tenant	55	2018	2
Landlord	55	2019	1
Other	55	2019	1
Tenant	55	2019	2

Landlord	56	2018	70
Other	56	2018	81
Split Decision	56	2018	6
Tenant	56	2018	37
Landlord	56	2019	34
Other	56	2019	36
Split Decision	56	2019	2
Tenant	56	2019	11
Landlord	57	2018	6
Other	57	2018	2
Landlord	58	2018	1
Landlord	59	2018	1
Other	59	2018	2
Tenant	59	2018	3
Landlord	59	2019	1
Split Decision	59	2019	1
Landlord	60	2018	44
Other	60	2018	61
Split Decision	60	2018	11
Tenant	60	2018	34
Landlord	61	2018	28
Other	61	2018	60
Split Decision	61	2018	4
Tenant	61	2018	21
Landlord	62	2018	60
Other	62	2018	130
Split Decision	62	2018	8
Tenant	62	2018	31
Landlord	63	2018	12
Other	63	2018	29
Tenant	63	2018	7
Landlord	64	2018	15
Other	64	2018	29
Split Decision	64	2018	2
Tenant	64	2018	5
Landlord	65	2018	6
Other	65	2018	32
Split Decision	65	2018	6
Tenant	65	2018	14
Landlord	66	2018	11
Other	66	2018	22
Split Decision	66	2018	10
Tenant	66	2018	20
Landlord	67	2018	22
Other	67	2018	37
Split Decision	67	2018	5
Tenant	67	2018	6
Other	68	2018	2
Landlord	69	2018	5

Other	69	2018	8
Tenant	69	2018	3
Landlord	70	2018	59
Other	70	2018	9

List of all Residential Tenancy Branch cases which were appealed from 2018-2019, and the number of appeal decisions that went in favour of the landlord and the number that went to the tenant

Decision Category	Arb #	Decision Issue Date (Year)	Number of Review Decisions
Landlord	1	2018	4
Other	1	2018	3
Tenant	1	2018	1
Landlord	1	2019	2
Other	1	2019	3
Split Decision	2	2019	1
Split Decision	5	2019	1
Tenant	6	2019	1
Landlord	7	2018	3
Other	7	2018	4
Tenant	7	2018	1
Other	7	2019	3
Tenant	9	2018	2
Landlord	10	2019	3
Other	10	2019	1
Tenant	10	2019	3
Landlord	11	2019	3
Other	11	2019	2
Landlord	12	2018	1
Other	12	2018	3
Landlord	12	2019	3
Other	12	2019	3
Landlord	13	2018	1
Other	13	2018	3
Landlord	13	2019	1
Other	13	2019	3
Tenant	14	2018	2
Landlord	14	2019	1
Landlord	16	2018	2
Other	16	2018	1
Tenant	16	2018	2
Landlord	16	2019	1
Other	16	2019	3
Tenant	18	2019	1
Landlord	19	2019	1
Other	19	2019	1
Landlord	20	2018	3
Other	20	2018	1
Landlord	20	2019	2
Other	20	2019	2
Tenant	20	2019	2
Landlord	21	2018	3
Other	21	2019	2
Other	22	2018	5
Tenant	22	2018	1
Other	22	2019	2

Landlord	23	2019	1
Landlord	25	2018	2
Other	25	2018	1
Split Decision	25	2018	1
Tenant	25	2018	2
Landlord	25	2019	4
Other	25	2019	5
Tenant	25	2019	1
Landlord	26	2018	5
Other	26	2018	3
Tenant	26	2018	1
Landlord	26	2019	1
Other	26	2019	1
Tenant	26	2019	1
Landlord	27	2019	1
Landlord	28	2018	2
Other	28	2018	2
Landlord	28	2019	1
Other	28	2019	2
Landlord	29	2018	1
Other	29	2019	2
Tenant	29	2019	1
Landlord	30	2018	1
Other	30	2018	6
Landlord	30	2019	1
Other	30	2019	3
Landlord	31	2018	5
Other	31	2018	1
Tenant	31	2018	1
Landlord	31	2019	3
Other	31	2019	5
Tenant	31	2019	2
Landlord	32	2018	3
Other	32	2018	3
Landlord	32	2019	2
Other	32	2019	1
Tenant	32	2019	1
Landlord	34	2018	3
Other	34	2018	4
Landlord	34	2019	2
Other	34	2019	4
Tenant	34	2019	1
Other	35	2019	2
Landlord	36	2018	1
Other	36	2018	4
Landlord	36	2019	2
Other	36	2019	3
Split Decision	36	2019	1
Tenant	36	2019	1

Landlord	37	2018	2
Other	37	2019	1
Other	38	2018	1
Split Decision	38	2018	1
Landlord	38	2019	1
Landlord	39	2018	2
Other	39	2018	1
Tenant	39	2018	1
Landlord	39	2019	1
Other	39	2019	1
Other	41	2018	3
Tenant	41	2018	1
Other	41	2019	1
Tenant	42	2019	1
Other	43	2018	3
Landlord	43	2019	1
Other	43	2019	1
Split Decision	43	2019	1
Tenant	43	2019	2
Landlord	44	2019	1
Other	44	2019	2
Tenant	44	2019	3
Other	45	2018	1
Landlord	45	2019	2
Other	45	2019	2
Split Decision	45	2019	1
Other	46	2018	2
Tenant	46	2018	1
Landlord	46	2019	1
Other	46	2019	1
Other	47	2018	5
Tenant	47	2018	1
Other	47	2019	1
Tenant	47	2019	1
Landlord	49	2018	1
Other	49	2018	1
Landlord	49	2019	2
Other	51	2019	1
Landlord	52	2018	1
Landlord	53	2018	1
Other	53	2018	4
Tenant	53	2018	1
Landlord	54	2018	2
Tenant	54	2018	2
Other	54	2019	1
Landlord	56	2018	2
Other	56	2019	1
Landlord	60	2018	1
Other	61	2018	1

Tenant	61	2018	1
Landlord	67	2018	1
Tenant	67	2018	1