

# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## **DECISION AND REASONS**

**Dispute Codes:** *MNR, FF*

### **Introduction**

This hearing dealt with an application by the Landlord pursuant to the *Manufactured Home Park Tenancy Act* for a monetary order for unpaid rent and the filing fee.

Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

### **Issues to be decided**

Has the landlord established a claim for unpaid rent? Is the landlord entitled to the filing fee?

### **Background and Evidence**

The tenancy started on October 01, 2008. The rent is \$225.00 due in advance on the first day of each month.

The landlord stated that as of August 01, 2009 the tenant owes rent for eight months in the amount of \$1,800.00. The tenant agreed that she owed the landlord this amount. The landlord is also claiming the recovery of the filing fee in the amount of \$50.00.

### **Analysis**

Section 20 of the, *Manufactured Home Park Tenancy Act* states that a tenant must pay rent when it is due under the tenancy agreement. The tenant does not dispute the landlord's claim that she owes \$1,800.00 in unpaid rent. Therefore I find that the landlord is entitled to a monetary order for \$1,800.00. The landlord has proven his case and therefore, is also entitled to the recovery of the filing fee of \$50.00.

I grant the landlord an order under section 60 of the *Manufactured Home Park Tenancy Act* for the amount of \$1850.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

**Conclusion**

I grant the landlord a monetary order in the amount of **\$1,850.00**

Dated August 07, 2009.

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Dispute Resolution Officer