



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      OPR, OPC, OPB, CNC, OLC, RP, FF

### Introduction

A substantial amount of documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties and their witnesses the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties and the witnesses.

All testimony was taken under affirmation.

### Issues(s) to be Decided

This decision deals with two applications for dispute resolution, one brought by the tenant and one brought by the landlords. Both files were heard together.

### Decision and reasons

#### **File 735586, Tenant's application:**

The tenant has not serve the landlord with a copy of the dispute resolution package and notice of hearing as required under the Manufactured Home Park Tenancy Act, and therefore I will not proceed with the tenant's application.

#### **File 740810, Landlord's application:**



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The landlord has filed an application for an Order of Possession based on a Notice to End Tenancy which was served by registered mail on July 4, 2009. The tenant had filed an application to dispute the notice but failed to comply with the requirements of the Manufactured Home Park Tenancy Act and therefore the application was dismissed.

The tenant also admitted at the hearing that he has paid his rent late on numerous occasions and since one of the reasons given on the Notice to End Tenancy, was that the tenant is repeatedly late paying the rent, the landlords notice is upheld.

## Conclusion

### **File 735586:**

The tenant's application is dismissed without leave to reapply.

### **File 740810:**

I have issued an Order of Possession to the landlord for 5 p.m. on October 15, 2009.

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: September 16, 2009.

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Dispute Resolution Officer