



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNR

Introduction

This hearing was convened in response to an application by the landlord pursuant to the *Manufactured Home Park Tenancy Act* (the Act) for Orders as follows:

1. A Monetary Order for unpaid rent - Section 60;

I accept the landlord's evidence that despite the tenant having been served with the application for dispute resolution and notice of hearing by personal service in accordance with Section 82 of the *Manufactured Home Park Tenancy Act* (the Act) the tenant did not participate in the conference call hearing.

The landlord was given full opportunity to be heard, to present evidence and to make submissions.

Issue(s) to be Decided

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenant has personally vacated from the site in accordance with a previous Order of Possession, but has left behind their manufactured home. Before the tenant vacated the landlord had served the tenant with a notice to end tenancy for non-payment of rent in the amount of \$2696.00. The tenant has not paid this amount of arrears. The quantum of the landlord's monetary claim is for the unpaid rent in the amount of **\$2696.00.**

Analysis

Based on the landlord's testimony I find that the tenant has not paid the outstanding rent and has not applied for Dispute Resolution to dispute the notice and is therefore liable for the amount owed.

I find that the landlord has established a monetary claim for **\$2606.00** in unpaid rent.

Conclusion

I grant the landlord an Order under Section 67 of the Act for the amount of **\$2696.00**.

If necessary, this order may be filed in the Small Claims Court and enforced as an order of that Court.

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: March 05, 2012

Residential Tenancy Branch