



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes: O, FF

### Introduction

This hearing concerns an application by the landlord for “other” in addition to recovery of the filing fee. Both parties participated and / or were represented in the hearing and gave affirmed testimony.

### Issue(s) to be Decided

Whether the landlord is entitled to the above under the Act, Regulation or tenancy agreement.

### Background and Evidence

The landlord named in the application is the on-site manager of the manufactured home park (the “park”). The tenant named in the application is the owner of a manufactured home located within the park. Adjacent to her manufactured home, the tenant also has a travel trailer on her manufactured home site (the “site”).

“Mr. B.” is another resident in the park. “Mr. B.” has complained to the on-site manager variously about the presence of the travel trailer on the tenant’s site, and the conduct and behaviour of residents in the travel trailer. The on-site manager testified that the owner of the park has no problem either with the presence of the travel trailer, or with the residents in the travel trailer, and no notices to end tenancy have ever been issued. Further, the on-site manager testified that the presence of the travel trailer does not breach the park’s “General Rules and Regulations.” However, the on-site manager is concerned about on-going complaints from “Mr. B.” There is no application for dispute resolution before me from “Mr. B.”

### Analysis

The full text of the Act, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: [www.rto.gov.bc.ca](http://www.rto.gov.bc.ca)

In relation to the general nature of the dispute, the attention of the parties is drawn to the following specific sections of the Act:

Section 22: **Protection of tenant's right to quiet enjoyment**

Section 31: **Establishment of park committee**

Section 32: **Park rules**

Section 33: **Park committee role in dispute resolution**

Section 40: **Landlord's notice: cause**

Section 48: **Order of possession for the landlord**

Section 51: **Determining disputes**

Finally, Information Officers at the Residential Tenancy Branch can be reached at the toll free number: 1-800-665-8779.

### Conclusion

The Residential Tenancy Branch website and specific resource information which may be helpful to the dispute have been identified above.

The application to recover the filing fee is hereby dismissed.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Manufactured Home Park Tenancy Act*.

Dated: July 04, 2012.

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Residential Tenancy Branch