



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction and Analysis

This telephone conference call hearing was convened as the result of the tenant's application for dispute resolution under the *Manufactured Home Park Tenancy Act (the "Act")* seeking an order cancelling the landlord's 1 Month Notice to End Tenancy for Cause (the "Notice").

The hearing began at 10:30 a.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, the applicant/tenant did not dial into the telephone conference call hearing; however the respondent/landlord appeared and was ready to respond to the tenant's application.

Preliminary issue-The landlord stated that the tenant had incorrectly listed SS as a landlord; however, the actual other landlord was her spouse, BS, as I have listed in the introduction page.

Conclusion

In the absence of the tenant, pursuant to section 10.1 of the Residential Tenancy Branch Rules of Procedure (Rules), I dismiss the tenant's application, without leave to reapply.

During the hearing, the landlord made an oral request for an order of possession for the manufactured home pad site. As I have dismissed the tenant's application seeking cancellation of the Notice, pursuant to section 48(1) of the Act, I find the landlords are entitled to the order of possession.

I therefore grant the landlords an order of possession for the manufactured home pad site effective 2 days after service upon the tenant and enclose it with the landlords' Decision.

Should the tenant fail to vacate the manufactured home pad site pursuant to the terms of the order, this order may be filed in the Supreme Court of British Columbia for enforcement as an order of that Court. The tenant is advised that costs of enforcement are recoverable from the tenant.

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* and is being mailed to both the applicant and the respondent.

Dated: May 01, 2013

Residential Tenancy Branch