



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PARKBRIDGE LIFESTYLE COMMUNITIES INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy posted to the tenant's door on August 12, 2013 for unpaid rent and a monetary award for four months of rent arrears.

The tenant did not attend the hearing though duly served by registered mail. According to the records of the Canada Post Office, the mail went unclaimed by the tenant. The tenant did not pay the amount demanded in the Notice nor apply to dispute the Notice. As a result, by operation of s. 39 of the *Manufactured Home Park Tenancy Act*, this tenancy ended on August 26, 2013 and the landlord is entitled to an order of possession.

On the undisputed evidence of the landlord's representative I grant the landlord a monetary award of \$1598.52 for unpaid rent from July and August 2013, plus \$1598.52 for loss of rental income for the months of September and October 2013, plus the \$50.00 filing fee for this application. There will be a monetary order against the tenant for the total of \$3247.04.

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: October 11, 2013

Residential Tenancy Branch

