



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CEDAR ACRES TRAILER PARK
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR

Introduction

This matter proceeded by way of Direct Request Proceeding, pursuant to section 55(4) of the *Manufactured Home Park Tenancy Act* (the "Act"), and dealt with an Application for Dispute Resolution by the landlord for an Order of Possession.

Preliminary Issue

In this case, the landlord has submitted 67 pages of evidence; however, after review the evidence, I find this matter is not appropriate for the direct request process as it appears one of the co-tenants are deceased and the tenancy was terminated by agreement on February 2, 2007, and there is no subsequent tenancy agreement filed after that date or any other document that indicated that the tenancy was continuing with the remaining co-tenant. Therefore, I am unable to determine who the tenant is through written submission.

The Direct Request process is a mechanism that allows the landlord to apply for an expedited decision there can be no omissions or deficiencies with items being left open to interpretation or inference as is the case before me.

As a result, the landlord's application is dismissed with leave to reapply for a participatory hearing.

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: February 25, 2014

Residential Tenancy Branch

