



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding WILLOW BEACH MOBILE PARK &  
CAROL YOUNGBURG  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNLC

### Introduction

This matter dealt with an application by the Tenant to cancel a Notice to End Tenancy for Landlord's Use of the property.

At the start of the hearing it was discovered that the Landlord had not issued a Notice to End Tenancy on the form prescribed by the Act. In addition the Landlord said this tenancy is a residential tenancy because she owns the mobile home and rents it to the Tenant. The Tenant said he purchased the mobile home from the Landlord therefore the dispute is under the Manufactured Home Park Act. Whether the dispute is governed by the Residential Tenancy Act or the Manufactured Home Park Act the Landlord has not issued a valid Notice to End Tenancy therefore I accept the Tenant's claim that the Landlord has not issued a valid Notice to End Tenancy and I order the tenancy to continue as indicated in the written tenancy agreement.

### Conclusion

The Tenancy is order to continue as stated in the tenancy agreement.

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: June 24, 2014

---

Residential Tenancy Branch

