



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 0831024 BC LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC ERP RP FF

Introduction

This telephone conference call hearing was convened as the result of the tenants' application for dispute resolution under the *Manufactured Home Park Tenancy Act* (the "Act") for an order directing the landlord to comply with the Act, regulation or tenancy agreement, to make emergency repairs for health or safety reasons, to make general repairs to the unit, site or property, and to recover the filing fee.

The tenants, an agent for the landlord (the "agent"), and four witnesses for the landlord attended the hearing. The parties were affirmed and an opportunity to ask questions about the hearing process was provided to both parties.

Preliminary and Procedural Matters

At the outset of the hearing, the tenants were advised that their application was being refused, pursuant to section 52(5)(c) of the Act, because their application for dispute resolution did not provide sufficient particulars, as is required by section 52(2)(b) of the Act. For example, the tenants write that the landlord must comply with housing, health and safety standards required by law, but failed to indicate in their application what law/bylaw the landlord was violating. As a result of the above, the tenants are at liberty to re-apply, but are reminded to include full particulars of their application when submitting their application in the "Details of Dispute" section of the application, and are encouraged to use extra pages if necessary as indicated on the application form.

In addition to the above, the tenants were advised of section 3.4 of the Rules of Procedure which states:

3.4 Evidence to be filed with the Application for Dispute Resolution

To the extent possible, the applicant **must file copies of all available documents**, photographs, video or audio evidence at the same time as the application is filed.

[my emphasis added]

Conclusion

The tenants' application was refused under section 52(5)(c) as the tenants failed to provide sufficient details of their application as required by section 52(2)(b) of the *Act*. The tenants are at liberty to reapply and are reminded to include full particulars of their claim in their application.

Given the above, I do not grant the recovery of the tenants' filing fee.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 11, 2014

Residential Tenancy Branch

