



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR OPC MNR FF

Introduction

This hearing convened pursuant to an application by the landowner. The respondent occupies a dwelling that he has built on the owner's land. The owner and the occupant entered into a contract for the occupant to pay the owner for a parcel of raw land.

Preliminary Issue - Jurisdiction

The landowner confirmed that he rents a parcel of raw land only to the occupant. The occupant built the dwelling on the parcel of land and is the owner of his dwelling. The landowner agreed that the dwelling does not meet the definition of a manufactured home, as set out in the *Manufactured Home Park Tenancy Act*.

I informed the parties that I did not have jurisdiction to hear this matter, as the occupant is not renting a "rental unit" as defined under the *Residential Tenancy Act*, and the occupant's dwelling does not meet the definition of a manufactured home under the *Manufactured Home Park Tenancy Act*.

Conclusion

I decline jurisdiction under either the *Residential Tenancy Act* or the *Manufactured Home Park Tenancy Act* to hear this matter.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: July 10, 2014

Residential Tenancy Branch