



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding STONE CLIFF PROPERTIES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to cancel a 10 Day Notice to End Tenancy for Unpaid Rent issued on June 2, 2014.

This matter was set for hearing by telephone conference call at 9:30 A.M on this date. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the landlord.

Therefore, as the tenants did not attend the hearing by 9:40 A.M, and the landlord appeared and was ready to proceed, I dismiss the tenants' application to cancel a 10 Day Notice to End Tenancy for Unpaid Rent.

As the tenants' application is dismissed and the landlord requested an order of possession at the hearing, pursuant to section 48 of the Act, I must grant this request.

Order of possession for the landlord

48 (1) If a tenant makes an application for dispute resolution to dispute a landlord's notice to end a tenancy, the director must grant an order of possession of the manufactured home site to the landlord if, at the time scheduled for the hearing,

(a) the landlord makes an oral request for an order of possession, and

(b) the director dismisses the tenant's application or upholds the landlord's notice.

As I have dismissed the tenants' application, I find that the landlord is entitled to an order of possession effective **two days** after service on the tenant. This order must be served on the tenants and may be filed in the Supreme Court.

Conclusion

The tenants' application to cancel the 10 Day Notice to End Tenancy for Unpaid Rent is dismissed. The landlord is granted an order of possession

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: July 24, 2014

Residential Tenancy Branch

