



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LOMBARDY MANAGEMENT LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNDC, FF

Introduction

The landlord applies for a monetary award for unpaid rent and late fees.

Neither tenant attended the hearing. The landlord's representative stated that the tenants had each been served by registered mail sent to the trailer address on June 26th. It is acknowledged that by that time it was known the tenants had moved out and weren't residing in the trailer anymore. Both pieces of registered mail were returned "unclaimed" according to post office records.

Section 82 of the *Manufactured Home Park Tenancy Act* requires that an application for a monetary award intended to be served by registered mail be sent to the address at which a tenant resides. Unfortunately, the landlord does not presently know where that is. Nevertheless, the service requirements of the *Act* have not been met and the landlord's application must therefore be dismissed, with leave to re-apply.

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: August 19, 2014

Residential Tenancy Branch

