



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, FF, O

Introduction

The tenant applies for money lost and expended as a result of the landlord allegedly serving an improper eviction notice on the tenant, resulting in the collapse of a sale of the tenant's trailer for a price of \$25,000.00.

Neither respondent attended the hearing though based on the testimony of the tenant the landlord Ms. H.P. was duly served by registered mail sent May 29, 2014 and which Canada Post shows having been signed for by Ms. H.P. on June 5. On that basis I conclude that the tenant's application is unopposed by the landlord Ms. H.P..

The tenant has now sold the unit for \$5000.00. She demonstrated that she has suffered a loss of \$20,000.00 as well as \$800.00 for moving a patio and room, all as claimed. She demonstrated that she incurred a lawyer bill of \$377.00, not the \$500.00 claimed. In total I award her \$21,177.00 plus recovery of the \$100.00 filing fee.

There will be a monetary order against Ms. H.P. in the amount of \$21,277.00. The tenant has not demonstrated that the respondent RR is a legal entity of any kind or that it has been served with the application and hearing letter and so I grant no relief against it.

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: September 11, 2014

Residential Tenancy Branch

