



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Parkbridge Lifestyle Communities Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, FF

This hearing dealt with an application by the landlord for an order of possession and a monetary order.

The tenant had died on July 1, 2014. Representatives from the Office of the Public Guardian and Trustee appeared at the hearing and advised that they were representing the estate of the tenant.

The Application for Dispute Resolution had named the tenant personally. As explained in *Residential Tenancy Policy Guideline 23: Amending an Application for Arbitration*, in this situation the Application may be amended at the hearing to properly name the estate. The Application is amended accordingly.

Both parties stated that on August 27, 2014, the Public Guardian and Trustee had formally advised the landlord in writing that the manufactured home was being abandoned by the estate. The Public Guardian and Trustee's representative stated that there were no objections to an order of possession being granted.

Accordingly, an order of possession, effective two days after it is served on the estate of the deceased, is granted. If necessary, this order may be filed in the Supreme Court and enforced as an order of that court.

The landlord had only claimed for unpaid rent for June and July in the amount of \$1673.24. The Public Guardian and Trustee did not dispute this amount.

Accordingly, I find that the landlord has established a total monetary claim of \$1723.24 comprised of arrears of rent for June and July in the amount of \$1673.24 and the \$50.00 fee paid by the landlord for this application and I grant the landlord an order under section 60 in that amount. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that court.

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

