



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, OPR, MNR, FF

This hearing dealt with an application by the tenant for an order setting aside a notice to end this tenancy and a cross-application by the landlord for an order of possession and a monetary order. Both parties participated in the conference call hearing.

The parties agreed that the tenant resides in a bus which is parked on property managed by the landlord. The *Residential Tenancy Act* (RTA) and *Manufactured Home Park Tenancy Act* (MHPTA) are not designed to govern every tenancy relationship. The RTA is limited to living accommodation in which the rental unit is owned by the landlord, which is not the case here, and the MHPTA governs manufactured homes, which are semi-mobile residences placed on sites in parks which are designed to house such units.

In this case, the tenant is residing in a vehicle which is not designed to be living accommodation and the MHPTA exclusively addresses homes designed as living accommodation. I therefore find that the MHPTA does not govern this relationship.

I find that I do not have jurisdiction over this tenancy.

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: November 24, 2014

Residential Tenancy Branch

