



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding TRAILPARK MOBILE VILLAS & RV PARK
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes LRE O

Introduction

This hearing dealt with an Application for Dispute Resolution filed by the Tenant December 8, 2014 and amended on December 9, 2014, to obtain an Order to suspend or set conditions on the landlord's right to enter the rental unit and for other reasons.

The hearing was conducted via teleconference and was attended by the Landlord. No one attended the hearing on behalf of the Tenant, despite this hearing being convened to hear matters pertaining to the Tenant's application.

Issue(s) to be Decided

Should the Tenant's application be dismissed with or without leave to reapply?

Background and Evidence

No additional evidence was provided in support of the Tenant's application as no one appeared at the teleconference hearing on behalf of the Tenant.

The Landlord submitted evidence that the Landlord is a manufactured home and R.V. park and the named respondent is an Agent for that Landlord. Accordingly, the style of cause was amended to include the Landlord's name, pursuant to section 64(3)(c) of the Act.

Analysis

Section 61 of the *Residential Tenancy Act* states that upon accepting an application for dispute resolution, the director must set the matter down for a hearing and that the Director must determine if the hearing is to be oral or in writing.

Rule 10.1 of the Rules of Procedure provides as follows:

10.1 Commencement of the hearing The hearing must commence at the scheduled time unless otherwise decided by the arbitrator. The arbitrator may conduct the hearing in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

In the absence of the applicant Tenant, the telephone line remained open while the phone system was monitored for ten minutes and no one on behalf of the applicant Tenant called into the hearing during this time. Accordingly, in the absence of any submissions from the applicant Tenant, I order the application dismissed without liberty to reapply.

Conclusion

I HEREBY DISMISS the Tenant's application, without leave to reapply.

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: January 08, 2015

Residential Tenancy Branch

