



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Shuswap Country Estates  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      FF, MNDC, MNR

### Introduction

This is an application for a monetary order in the amount of \$478.62 and a request for recovery of the \$50.00 filing fee.

A substantial amount of documentary evidence, photo evidence, and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

### Issue(s) to be Decided

The first issue I dealt with is whether or not the Residential Tenancy Branch has jurisdiction in this matter.

### Background and Evidence

The applicant stated that he brought this application because he believes that the manufactured home was damaged when it was sold to him, when it was supposed to be a brand-new unit.

Applicant further stated that he has filed this application because his present landlord is the same company that sold him the manufactured home.

### Analysis

It is my finding that the Residential Tenancy Branch and the Manufactured Home Park Tenancy Act have no jurisdiction over this matter as this is a dispute resulting from a purchase and sales agreement, and not from the tenancy agreement or from the tenancy.

The Residential Tenancy Branch only has jurisdiction over Residential Tenancies or Manufactured Home Park tenancies, and is no jurisdiction over purchase and sales agreements.

### Conclusion

I declined jurisdiction over this matter.

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: March 31, 2015

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Residential Tenancy Branch

