



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SPECTACLE LAKE HOME PARK
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant for an order to cancel a 1 Month Notice to End Tenancy for Cause, issued on June 4, 2015.

This matter was set for hearing by telephone conference call at 9:30.M. on this date. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the landlord. Therefore, as the tenant did not attend the hearing by 9:40 A.M, and the landlord appeared and was ready to proceed, I dismiss the tenant's application without leave to reapply.

The landlord requested an order of possession.

As the tenant's application is dismissed and the landlord requested an order of possession at the hearing, pursuant to section 48 of the Act, I must grant this request.

Order of possession for the landlord

48 (1) If a tenant makes an application for dispute resolution to dispute a landlord's notice to end a tenancy, the director must grant an order of possession of the manufactured home site to the landlord if, at the time scheduled for the hearing,

(a) the landlord makes an oral request for an order of possession, and

(b) the director dismisses the tenant's application or upholds the landlord's notice

As I have dismissed the tenant's application, I find that the landlord is entitled to an order of possession. In this case the landlord has accepted occupancy rent for September 2015. Therefore, I find the order of possession will be effective on **September 30, 2015 at 1:00 P.M.**

This order must be served on the tenant and may be filed in the Supreme Court.

The **tenant is cautioned** that costs of such enforcement are recoverable from the tenant.

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 22, 2015

Residential Tenancy Branch

