



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR & FF

Introduction

The Application for Dispute Resolution filed by the landlord makes the following claims:

- a. An Order for Possession for non-payment of rent and utilities
- b. A monetary order in the sum of \$1513.48 for unpaid rent and utilities
- c. An order to recover the cost of the filing fee

A hearing was conducted by conference call in the presence of a representative of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the 10 day Notice to End Tenancy was served on the Tenant by posting on September 27, 2016. Further I find that the Application for Dispute Resolution/Notice of Hearing was served on the Tenants by mailing, by registered mail to where the Tenant resides on October 16, 2016. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to an Order for Possession?
- b. Whether the landlord is entitled to A Monetary Order and if so how much?
- c. Whether the landlord is entitled to recover the cost of the filing fee?

Background and Evidence

The tenancy began prior to 2005 when the tenant and the previous owner entered into an oral tenancy agreement. The present landlord purchased the property in 2005. There is no written tenancy agreement. The tenant has agreed to pay rent in the sum of \$285.65 and utilities in the sum of \$92.87 per month payable in advance on the first day of each month.

The tenant(s) failed to pay the rent for the months of June, July, August and September and the sum of \$1142.60 remains outstanding. In addition the tenant owes the sum of \$371.48 for utilities. The total owed to the end of September is \$1513.08. It appears the tenant has abandoned the manufactured home.

Analysis - Order of Possession:

I determined the landlord was entitled to an Order for Possession. There is outstanding rent. The Tenant(s) have not made an application to set aside the Notice to End Tenancy and the time to do so has expired. In such situations the *Manufactured Home Park Tenancy*

Act.provides the tenant is conclusively presumed to have accepted that the tenancy ends on the effective date of the notice, and must vacate the rental unit by that date. Accordingly, I granted the landlord an Order for Possession on 7 days notice.

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court of British Columbia for enforcement.

Analysis - Monetary Order and Cost of Filing fee:

I determined the tenant has failed to pay the rent for the month(s) of June, July, August and September and the sum of \$1142.60 remains outstanding. In addition the tenant owes the sum of \$371.48 for utilities. The total owed to the end of September is \$1513.48. I granted the landlord a monetary order in the sum of \$1513.08 plus the sum of \$100 in respect of the filing fee for a total of \$1613.08.

Conclusion:

I granted an Order for Possession on 7 days notice. I further ordered that the Tenant(s) pay to the Landlord(s) the sum of \$1613.08.

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial 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: December 05, 2016

Residential Tenancy Branch