



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNDC, MNDC

### Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking a monetary order.

The hearing was conducted via teleconference and was unattended by either party.

I note that an unrelated third party attended the hearing. He explained that he is a local advocate who had, in the past, represented a few tenants from the subject manufactured home park but that is not currently representing this tenant. Despite this the advocate explained that he has been served the 22 claims from this landlord relating to 22 tenancies.

I find the third party is not a party to this dispute and did not have authority to act on behalf of the tenant. As such, I find his presence was not necessary.

### Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for overholding rent; to recover the costs of enforcing a Writ of Possession; the costs of moving the tenant off the property; the costs of previous repairs; and the cost of cleaning up the property, pursuant to Sections 30, 50, 60 and 65 of the *Manufactured Home Park Tenancy Act (Act)*.

### Conclusion

In the absence of the applicant landlord, I dismiss this Application for Dispute Resolution in its entirety.

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 10, 2017

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Residential Tenancy Branch