



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding KING GEORGE MOBILE HOME PARK LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: OPR MNR FF

Introduction:

Only the landlord's authorized representative attended and gave sworn testimony. He gave evidence that the tenant was served with the 10 Day Notice to End Tenancy dated February 20, 2017 to be effective March 3, 2017 and with the Application for Dispute Resolution hearing package both by registered mail. He provided proof of service by registered mail. I find the documents were legally served pursuant to sections 81 and 82 of the Act. The landlord applies pursuant to the *Manufactured Home Park Tenancy Act* for orders as follows:

1. A monetary order pursuant to Section 60;
2. An Order of Possession pursuant to Sections 39 and 48; and
3. An order to recover the filing fee pursuant to Section 65.

Issues to be Decided:

Has the landlord proved on the balance of probabilities that there is unpaid rent and the tenancy should be ended and that they are entitled to an Order of Possession, a monetary order for rent arrears and to recover the filing fee for this application?

Background and Evidence:

The tenant did not attend the hearing or dispute the Notice to End Tenancy although served with the Application/Notice of Hearing. The Notice to End Tenancy was a ten day notice given for unpaid rent pursuant to section 39 of the Act. The landlord was given opportunity to be heard, to present evidence and to make submissions. The landlord no longer is requesting an order of possession as the tenant vacated on March 19, 2017 and moved his trailer. The landlord requests a monetary order for rental arrears of \$1200 and the filing fee. Monthly rent for the site was \$600 and the tenant did not pay rent for February or March 2017.

Analysis:

Monetary Order

I find that there are rental arrears of \$1200.

Conclusion:

I find the landlord is entitled to a monetary order as calculated below and to recover his filing fees paid for this application.

Calculation of Monetary Award

Rent arrears Feb. & March 2017	1200.00
Filing fee	100.00
Total Monetary Order to Landlord	1300.00

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: April 04, 2017

Residential Tenancy Branch