



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR, DRI, PSF, MNR, FF

### Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking to cancel a notice to end tenancy; a monetary order; an order to have the landlord provide services or facilities; and dispute a rent increase.

The hearing was conducted via teleconference and was attended by the tenant

The tenant testified the landlords were served with the notice of hearing documents and this Application for Dispute Resolution, pursuant to Section 52(3) of the *Manufactured Home Park Tenancy Act (Act)* by placing them in a community mailbox shared by all of the residents of the manufactured home park.

Section 82 of the *Act* states an Application for Dispute Resolution must be given in one of the following ways:

- a) By leaving a copy with the person;
- b) If the person is a landlord, by leaving a copy with an agent of the landlord;
- c) By sending a copy by registered mail to that address at which the person resides, or if the person is a landlord, to the address at which the person carries on business as a landlord;
- d) If the person is a tenant, by sending a copy by registered mail to a forwarding address provided by the tenant; or
- e) As ordered by the director.

As the tenant did not serve the named landlords in person or by using registered mail, I find the tenant has failed to serve the landlords with a copy of his Application for Dispute Resolution or any other hearing documents as required under Section 82 of the *Act*.

### Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to cancel a Notice to End Tenancy for Unpaid Rent; to a monetary order for the cost of emergency repairs; to an order requiring the landlord to provide services or facilities; and to dispute a notice of rent increase and to recover the filing fee from the landlord for the cost of the

Application for Dispute Resolution, pursuant to Sections 26, 27, 34, 39, 60, and 65 of the *Act*.

Conclusion

Based on the above, I dismiss the tenant's Application for Dispute Resolution, in its entirety, with leave to reapply.

I note, however, that the granting of leave to reapply has no bearing on any limitations set forth in the *Act*, such as deadlines to file specific Applications for Dispute Resolution.

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: May 23, 2017

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Residential Tenancy Branch