



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LOMBARDY MANAGEMENT LTD
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC

Introduction

The landlord applies for an order of possession pursuant to a one month Notice to End Tenancy for cause dated August 25, 2017.

The tenant did not attend the hearing within ten minutes after its scheduled start time.

The landlord's representative shows that the tenant was served with the application and notice of hearing by registered mail (Canada Post tracking number shown on cover page of this decision). Canada Post records show that the mail was "unclaimed by recipient" and returned to the landlord.

A party cannot avoid this process by declining to claim her mail. I find that the tenant has been duly served with the application.

The landlord's representative also shows that the tenant was served with the one month Notice by registered mail sent August 26, 2017 (Canada Post tracking number shown on cover page of this decision). Canada Post records show that the mail was "unclaimed by recipient" and returned to the landlord. I find that the tenant has been duly served with the Notice

The tenant has not applied to dispute the Notice and continues to occupy the manufactured home site. I grant the landlord an order of possession pursuant to s.40(5) of the *Manufactured Home Park Tenancy Act*.

There is no claim for recovery of any filing fee.

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 07, 2017

Residential Tenancy Branch