



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPT FFT AAT

Introduction

This hearing dealt with the tenant's application pursuant to the *Manufactured Home Park Tenancy Act* ("Act") for:

- cancellation of an Order of Possession pursuant to section 48;
- an order allowing access to the site; and
- a return of the filing fee pursuant to section 65.

The landlord did not attend this hearing, which lasted approximately 10 minutes. The tenant explained that despite it being her application, she was unaware of the purpose of the hearing and took no steps to serve the landlord with notice of the hearing.

Sections 81 & 82 of the *Act* state that all documents which are required for an application must be served on a person in a way prescribed by the *Act*. I find that this has not happened and that the tenant has failed to serve the landlord with notice of this hearing.

Conclusion

I dismiss the tenant's application with leave to reapply.

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 13, 2017

Residential Tenancy Branch