



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BRIDGEVIEW CAPITAL LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a One Month Notice to End Tenancy for Cause and to recover the filing fee from the tenants.

Both parties appeared

Preliminary and procedural matter

At the outset of the hearing the landlord's agent stated that they do not understand why the tenants file their application, as the tenants have now complied with park rules and they are not seeking to end the tenancy.

As the landlords were not seeking to end the tenancy as the tenants have complied with Park Rules, I find it not necessary to consider the tenants' application. The tenancy will continue until legally ended.

At the end of the hearing the tenant asked if they are required to comply with park rules that were created after their tenancy commenced.

Park rules

- 32** (4) If a park rule established under this section is inconsistent or conflicts with a term in a tenancy agreement that was entered into before the rule was established, the park rule prevails to the extent of the inconsistency or conflict.

The tenant was informed that they must comply with park rules, which change from time to time, unless their tenancy agreement states otherwise. The landlord has the rights to establish park rules.

Based on the above, I dismiss the tenants' application.

Conclusion

The tenant's application is dismissed. The tenancy will continue until legally ended.¹

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 18, 2018

Residential Tenancy Branch