



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding GRAPPE INVESTMENTS (PROPERTY MANAGER)  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      CNR, LRE, AAT, LAT, AS, FFT

### Introduction

Pursuant to section 51 of the *Manufactured Home Park Tenancy Act* (the *Act*), I was designated to hear an application regarding the above-noted tenancy. The tenant applied for:

- cancellation of the landlord's 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) pursuant to section 39;
- an order to suspend or set conditions on the landlord's right to enter the rental unit pursuant to section 63;
- authorization to change the locks to the rental unit pursuant to section 55;
- an order to allow access to or from the rental unit or site for the tenant or the tenant's guests pursuant to section 55;
- an order allowing the tenant to assign or sublet because the landlord's permission has been unreasonably withheld pursuant to section 58; and
- authorization to recover the filing fee for this application from the landlord pursuant to section 65.

Neither party attended at the appointed time set for the hearing, although I waited until 9:44 a.m. to enable them to participate in this hearing scheduled for 9:30 a.m. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. During the hearing, I also confirmed from the online teleconference system that I was the only person who had called into this teleconference.

Rule 10.1 of the Rules of Procedure provides as follows:

**10.1 Commencement of the hearing** The hearing must commence at the scheduled time unless otherwise decided by the arbitrator. The arbitrator may conduct the hearing in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

Accordingly, **in the absence of any evidence or submissions I order the application dismissed with liberty to reapply.** I make no findings on the merits of the matter. Liberty to reapply is not an extension of any applicable limitation period.

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: June 11, 2018

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Residential Tenancy Branch