



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding SUMMERLAND BEACH RV & CAMP  
GRND. and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes:** *OPC, MNR, FF*

### **Introduction**

This hearing dealt with an application by the landlord pursuant to the *Manufactured Home Park Tenancy Act* for an order of possession and a monetary order for unpaid rent and the filing fee. Both parties attended this hearing and were given full opportunity to be heard, to present affirmed testimony and to make submissions. The tenant represented himself. The landlord was represented by their agent.

As both parties were in attendance I confirmed service of documents. The tenant confirmed receipt of the landlord's evidence. I find that the tenant was served with evidentiary materials in accordance with sections 88 and 89 of the *Act*.

At the start of the hearing, the tenant requested an adjournment as she was unable to get time off work to complete the hearing. The tenant also stated that she had moved out of the home park. The landlord agreed that the tenant had moved out and that she was no longer in need of an order of possession. Accordingly, this hearing only dealt with the landlord's claim for unpaid utilities, rent and the filing fee.

During the limited time that tenant stated that she had to participate in the conference call, the tenant complained about the landlord's interaction with her and other tenants of the home park. Part way through the conference call, the tenant hung up.

### **Issues to be decided**

Is the landlord entitled to a monetary order to recover unpaid rent and the filing fee?

### **Background and Evidence**

The landlord testified that the tenancy started in 2015 and ended on April 30, 2019. The tenant rented a pad from the landlord for a monthly rent of \$570.35.

Rent is due in advance on the first of each month. The landlord stated that tenant was repeatedly late paying rent and was also behind on rent. The landlord filed evidence to support her testimony that at the time the landlord filed her application for dispute resolution, on March 29, 2019, the tenant owed rent in the amount of \$962.00.

The landlord stated that the tenant also owed rent (\$570.35) and utilities (\$58.83) for April and requested that her monetary claim be amended to include these amounts.

The landlord has applied for a monetary order in the total amount of \$1,691.47 which consists of unpaid rent plus \$100.00 for the filing fee.

### **Analysis**

Based on the sworn undisputed testimony of the landlord, I accept the landlord's evidence in respect of the claim. I find that the landlord has established a claim of \$1,691.47 for unpaid rent, utilities and the filing fee.

I grant the landlord an order under section 60 of the *Manufactured Home Park Tenancy Act* for this amount. This order may be filed in the Small Claims Court and enforced as an order of that Court.

### **Conclusion**

I grant the landlord a monetary order in the amount of **\$1,691.47**.

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 02, 2019

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Residential Tenancy Branch