



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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

DECISION

Dispute Codes MNDC, FF

Introduction

The landlord applies for a one penny monetary award claiming the tenant had wrongfully constructed a wooden shed on the site and would not take it down. The body of the application discloses a request for an order that the tenant remove the shed or, in default that the landlord be allowed to do so.

Both parties attended the hearing to report that firstly, the tenancy had ended and secondly that the landlord had deconstructed or removed the shed.

In such circumstances the adjudication of the landlord's request for removal of the shed would serve no practical purpose; the issue is "moot" and I dismiss it.

In regard to the monetary request, a penny is an insignificant award and I dismiss it.

The parties have agreed that the tenant will have until midnight on May 20, 2019 to attend the premises and remove the shed or its remains, which are now located elsewhere on the property.

The landlord paid a \$100.00 filing fee. The tenant states she paid a \$50.00 or \$60.00 fee for an earlier review application in this matter (the filing fee for a review application is \$50.00). They have left it to me to determine recovery of the fees. I determine that the fees should be equally split between the parties. I award the landlord \$25.00 to make up the difference.

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 07, 2019

Residential Tenancy Branch