



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDCT, RPP

### Introduction

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

- a Monetary Order for damage or compensation under the *Act*, pursuant to section 60; and
- an Order for the landlord to return the tenants' personal property, pursuant to section 58.

The landlord did not attend this hearing, although I left the teleconference hearing connection open until 11:13 a.m. in order to enable the landlord to call into this teleconference hearing scheduled for 11:00 a.m. The tenants attended the hearing and were given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that the tenants and I were the only ones who had called into this teleconference.

The tenants testified that the landlord was served with their application for dispute resolution via xpresspost on October 3, 2020. The tracking number for the above package was entered into evidence. The Canada Post website confirmed that the above package was delivered on October 7, 2020. I find that the landlord was sufficiently served, for the purposes of the *Act*, pursuant to section 64 of the *Act*.

At the outset of the hearing, the tenants withdrew their application for dispute resolution. As no further action is required with respect to the application, I dismiss the tenants' application **with leave 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: December 03, 2020

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Residential Tenancy Branch