



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      LRE, CNC, OLC, FFT

### Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, made on January 20, 2021 (the "Application"). The Tenant applied for the following relief, pursuant to the *Mobile Home Park Tenancy Act* (the "Act"):

- to cancel a One Month Notice to End Tenancy;
- an order that the Landlord comply with the *Act*;
- and order restricting the Landlord's right to enter; and
- an order granting the return of the filing fee.

The hearing was scheduled for 11:00 AM on April 16, 2021 as a teleconference hearing. M.S. appeared on behalf of the Tenant at the appointed date and time of the hearing. No one appeared for the Landlord. The conference call line remained open and was monitored for 10 minutes before the call ended. 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 M.S. and I were the only persons who had called into this teleconference.

I note that Section 55 of the *Act* requires that when a Tenant submits an Application for Dispute Resolution seeking to cancel a notice to end tenancy issued by a Landlord I must consider if the Landlord is entitled to an order of possession if the Application is dismissed and the Landlord has issued a notice to end tenancy that is compliant with the *Act*.

At the start of the hearing, M.S. stated that the parties had come to a mutual agreement to continue the tenancy and that the Tenant is seeking to withdraw their Application. The Tenant's Application was withdrawn accordingly. As no one attended the hearing

for the Landlord, I am unable to consider if the Landlord is entitled to an order of possession based on the One Month Notice to End Tenancy.

I order the tenancy to continue until ended in accordance with the Act.

### Conclusion

The Tenant's Application is withdrawn. No one attended the hearing for the Landlord. The tenancy will continue until ended in accordance with the Act.

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: April 16, 2021

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Residential Tenancy Branch