Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Parkbridge Lifestyle Communities Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: CNLC DRI LRE

Introduction and Preliminary Issues

The tenant applied for various relief under the *Manufactured Home Park Tenancy Act.*

Landlord's counsel raised a preliminary issue, namely, that two of the three reliefs sought (dispute of a rent increase and a request for an order restricting the landlord's right of entry) were dealt with in a dispute resolution hearing on February 28, 2022. The file number associated with that dispute is referenced on the cover page of this decision.

Considering the duplicity of the issues, which the tenant explained was due to online filing issues and taking into account that the principle of *res judicata* applies (or, conversely, that the legal issues are now moot), I was unable to proceed with making any findings in respect of those two issues.

Second, the tenant sought to dispute a *12 Month Notice to End Tenancy For Conversion of Manufactured Home Park.* However, in carefully reviewing the application, it did not appear that such a notice was ever issued. As explained to the parties, in the absence of such a notice to end a tenancy, I am unable to either uphold or cancel any such notice. For this reason, this specific relief is moot.

Accordingly, the application is dismissed, without leave to reapply.

Dated: March 1, 2022

Residential Tenancy Branch