



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding TIMBERLAND TRAILER PARK  
LTD. and [tenant name suppressed to protect privacy]

## **DECISION**

### **Dispute Codes**

**LL OPC FFL**

**TT: LRE, CNC, OLC, CNC, LRE, OLC, FFT**

### **Introduction**

Pursuant to section 58 of the Manufactured Home Park Tenancy Act (the “Act”), I was designated to hear an application regarding the above-noted tenancy.

The landlord applied for:

- an Order of Possession pursuant to section 48;
- authorization to recover the filing fee for this application from the tenant pursuant to section 65.

The tenant’s application, returned for a review hearing, was for:

- an order to suspend or set conditions on the landlord’s right to enter the rental unit pursuant to section 63;
- cancellation of the landlord’s 1 Month Notice to End Tenancy for Cause (the “1 Month Notice”) pursuant to section 40;
- an order requiring the landlord to comply with the *Act*, regulation or tenancy agreement pursuant to section 58; and
- authorization to recover the filing fee for this application from the landlord pursuant to section 65.

This matter was set for hearing by telephone conference call at 11:00 am on August 12, 2022. The line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time. The phone lines were confirmed to be functioning normally. The Notice of Hearing was confirmed to provide the correct phone numbers and access codes to call into the conference call.

Rule 7.3 of the Rules of Procedure provides as follows:

**7.3 Consequences of not attending the hearing** – If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application with or without leave to reapply.

Accordingly, as neither party attended the hearing by 11:10am and **in the absence of any evidence or submissions I order all of the applications dismissed without leave to reapply.** I make no findings on the merits of the matter. The issuance of this decision does not extend any applicable deadlines under 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: August 15, 2022

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Residential Tenancy Branch