



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding 1300806 BC LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **CNR, AAT**

Introduction

This hearing dealt with an application by the tenants pursuant to the Manufactured Home Park Tenancy Act ("Act") for orders as follows:

- cancellation of the landlord's 10 Day Notice to End Tenancy ("10 Day Notice") pursuant to section 39
- allowing the tenants and/or their guests to access the rental site pursuant to section 24

Landlord's agent BD appeared. Tenant CL and advocate JK appeared. All parties were given a full opportunity to be heard, to present testimony, to make submissions, and to call witnesses.

The hearing was conducted by conference call. The parties were reminded to not record the hearing pursuant to Rule of Procedure 6.11. The parties were affirmed.

The tenants confirmed receipt of the 10 Day Notice dated February 15, 2023. Pursuant to section 81 of the Act the tenants are found to have been served with this notice in accordance with the Act.

The landlord testified that they received the tenants' evidence package and based on their testimony I find the landlord duly served in accordance with sections 81 and 82 of the Act.

At the outset of the hearing the landlord advised that they wished to withdraw the 10 Day Notice as the tenants were no longer in arrears on rent. The tenants agreed and withdrew their application.

At the request of the parties, I provided information on RTB Policy Guideline #9 regarding a license to occupy, and advised the parties I would make no determination in this matter about whether a tenancy existed.

Conclusion

The 10 Day Notice and application are withdrawn. I make no determination about whether a tenancy exists in this matter.

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: June 13, 2023

Residential Tenancy Branch