



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SUNSHINE COAST MOBILE PARK, OCEANSIDE RESORT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, MNDC

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant for a monetary order and an order to have the landlord comply with the Act.

Both parties appeared.

Preliminary matter

At the outset of the hearing the landlord's agent stated that he has no idea of why the tenant has filed a claim against them and has no idea what the monetary portion of their claim is for.

In this case, the tenant is asking for the landlord to comply with the Act, regulation or tenancy agreement, however, the tenant has not provided any details of which section of the Act, regulation or tenancy agreement they seek the landlord to comply with.

Further, the tenant is seeking monetary compensation; however, the tenant did not file a detail calculation of any monetary claim being made with their application as required by Rule 2.5 of the Residential Tenancy Branch Rules of Procedures.

Section 52 of the Act states an application for dispute resolution must include full particulars of the dispute that is to be the subject of the dispute resolution proceedings.

As a result, I find the tenant did not comply with section 52 of the Act or the Rules of Procedures and the principles of natural justice require that a person be informed and given particulars of the claim against them at the time the application is made. Therefore, I dismiss the tenant's application with leave to reapply.

Conclusion

The tenant's application is dismissed with leave to reapply.

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: October 31, 2014

Residential Tenancy Branch

