



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding LADHA ENTERPRISES LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR-PP, MNRL, FFL

### Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent attached to the tenant's door on September 2, 2020 and for a monetary award for unpaid rent up to and including the month of September 2020.

The respondent tenant did not attend for the hearing within ten minutes after its scheduled start time at 11:00 a.m. on November 9, 2020. The teleconference hearing connection remained open during that time in order to enable the parties to call into the teleconference hearing. The call-in numbers and participant codes provided in the Notice of Hearing were confirmed as correct. The teleconference system audio console confirmed that Ms. DE for the landlord and this arbitrator were the only ones who had called into this teleconference during that period.

Ms. DE established that the ten day Notice was attached to the tenant's door on September 2, 2020. She showed that the tenant had been served with this application by registered mail sent September 27, 2020 (Canada Post tracking number shown on cover page of this decision). Canada Post records show the mail was delivered to the tenant on September 28, 2020. I find the tenant has been duly served.

The ten day Notice was deemed to have been received by the tenant on September 5, 2020 by operation of s. 83 of the *Manufactured Home Park Tenancy Act*. By operation of s. 39, this tenancy came to an end September 15, 2020 and the landlord is entitled to an order of possession.

On the undisputed evidence of Ms. DE I find that the tenant owes rent of \$1735.00 up to and including rent for the month of September 2020. I award the landlord \$1735.00 plus recovery of the \$100.00 filing fee.

The landlord will have a monetary order against the tenant for the total of \$1835.00.

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: November 09, 2020

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Residential Tenancy Branch