



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

SETTLED DECISION

Dispute Codes For the Tenant: MNDC, OLC, PSF, RR
For the Landlord: OPR, MNR, FF

Introduction

This hearing was convened as a result of the cross applications of the parties.

The tenant filed an Application for Dispute Resolution, applied for a monetary order for money owed or compensation for damage or loss, for an order requiring the landlord to comply with the *Manufactured Home Park Tenancy Act (the "Act")*; for an order requiring the landlord to provide for services or facilities required by law, and for an order allowing a reduction in rent.

The Landlord filed an Application for Dispute Resolution, in which the Landlord has applied for an Order of Possession for Unpaid Rent, for a monetary order for unpaid rent, and to recover the fee from the tenant for filing this Application for Dispute Resolution.

Both parties appeared and the hearing process was explained. Thereafter the parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and respond each to the other and make submissions to me.

Issue(s) to be Decided

Is the tenant entitled to the relief sought in his application?

Is the landlord entitled to the relief sought in his application?

Can the parties reach a mutual agreement to resolve this dispute?

Settled Agreement

After testimony and discussions, the parties announced an agreement to resolve their differences and agreed to a settlement as follows:

1. The home site rent is \$420.00 per month;
2. The tenant agrees and the landlord accepts that the tenant is in rental arrears in the amount of 3 and ½ months, or \$1,470.00;
3. The landlord agrees not to seek enforcement or collection of the rental arrears pending the outcome of the tenant's application for federal disability, including any appeal so long as the tenant makes timely future rent payments;
4. The tenant understands should he fail to make timely future rent payments, the landlord may serve a Notice to End the Tenancy;
5. Due to the above the parties agree to a dismissal of their applications, without leave to reapply.

As this dispute has been settled, I decline to award the filing fee to the landlord.

Conclusion

The landlord and tenant have reached a settled agreement.

Based upon the settled agreement as outlined above, I dismiss the respective applications of the parties.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: November 30, 2011.

Residential Tenancy Branch