



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Parkbridge Lifestyle Communities Inc  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, FF, CNC, MT

### Introduction

This hearing was convened in response to an application by the Tenant and an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

The Tenant applied on February 21, 2013 for:

1. More time to make an application – Section 66; and
2. An Order cancelling a Notice to End Tenancy – Section 46.

The Landlord applied on February 22, 2013 for:

1. An Order of Possession - Section 55;
2. An Order for unpaid rent or utilities - Section 67; and
3. An Order to recover the filing fee for this application - Section 72.

The Tenant and Landlord were each given full opportunity to be heard, to present evidence and to make submissions. At the onset of the Hearing, the Parties indicated their desire to resolve the dispute and did resolve the dispute. The following sets out the settlement.

### Settlement Agreement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act, the Parties desire to settle their dispute during the proceedings, and agreement reached between the Parties during the proceedings, I find that the Parties have settled their dispute and the following records this settlement as a Decision:

**The Parties mutually agree as follows:**

- 1. On or before April 12, 2013 the Tenant will pay \$2991.72 to the Landlord;**
- 2. On or before April 25, 2013 The Tenant will pay \$100.00 to the Landlord;**
- 3. The above amounts will be paid in full settlement of the rental arrears owing to and including April 2013 and the tenancy will continue;**
- 4. If the Tenant fails to pay the above amounts, the Landlord will be entitled to an immediate order of possession;**
- 5. These terms comprise the full and final settlement of all aspects of this dispute for both parties.**

Conclusion

The Parties have resolved the dispute as set out above on the mutually agreed upon terms.

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: April 10, 2013

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Residential Tenancy Branch