



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding VANCOUVER EVICTION SERVICES AND K.B. PROPERTIES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: OPR MNR FF

Introduction:

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

1. A monetary order pursuant to Section 60;
2. An Order of Possession pursuant to Section 48; and
3. An order to recover the filing fee pursuant to Section 65.

SERVICE

I accept that the tenant was properly served with the Notice to End Tenancy and the Application for Dispute Resolution hearing package. The tenant agreed he received the documents.

Issues to be Decided:

Has the landlord proved on the balance of probabilities that there is unpaid rent and that they are entitled to an Order of Possession, a monetary order for rent arrears and to recover the filing fee for this application?

Background and Evidence:

Both parties attended the hearing and were given opportunity to be heard, to provide evidence and to make submissions. The tenant began living in the park a few months ago but he said he has had significant difficulties lately due to a bad relationship. He agreed that rent is \$375 a month and he owes two months rent for April and May 2013. He asked for time to move. After discussion, the parties agreed to settle on the following terms and conditions:

Settlement Agreement:

1. The tenant agrees he will vacate the park by June 30, 2013 and the landlord will receive an Order of Possession for that date.
2. The landlord agrees they will accept a monetary order for \$375 in full settlement of amounts owing to June 30, 2013 and they waive the filing fee for this application.

In evidence is the Notice to End Tenancy. On the basis of the solemnly sworn evidence presented at the hearing, a decision has been reached.

Analysis:

Order of Possession

Based on the above noted settlement, an Order of Possession is issued to the landlord to be effective June 30, 2013.

Monetary Order

Based on the above noted settlement, I find the landlord is entitled to a monetary order for \$375 which includes all possible rent to June 30, 2013 and the filing fee.

Conclusion:

The tenancy ended on April 19, 2013 and as agreed, an Order of Possession effective June 30, 2013 is issued to the landlord.

A monetary order for \$375 is issued to the landlord based on the agreement noted above.

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: May 21, 2013

Residential Tenancy Branch

