

A matter regarding Maple Pool Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

CNC

Introduction

This hearing was scheduled in response to the Tenant's Application for Dispute Resolution, in which the Tenant applied to set aside a Notice to End Tenancy for Cause.

Both parties were represented at the hearing.

Issue(s) to be Decided

Should the Notice to End Tenancy for Cause, served pursuant to section 47 of the *Residential Tenancy Act (Act)*, be set aside?

Background and Evidence

The Landlord and the Tenant agree that a 1 Month Notice to End Tenancy for Cause was personally served to the Tenant, which declared that the Tenant must vacate the rental unit by August 31, 2013. The reasons cited for ending the tenancy on the Notice to End Tenancy were that the Tenant or a person permitted on the property by the tenant has significantly interfered with or unreasonably disturbed another occupant or the landlord; that the tenant or a person permitted on the property by the tenant has put the landlord's property at significant risk; and that the tenant or a person permitted on the property by the tenant has seriously jeopardized the health or safety or lawful right of another occupant of the landlord.

After considerable discussion the Landlord and the Tenant agreed to continue this tenancy under the following terms:

- The Tenant will not attend any site in the manufactured home park without an invitation from the tenant of the site
- The Tenant will not allow guests to remain on his site after 11:00 p.m.
- The Tenant will keep voices and laughter to a reasonable level at all hours
- The Tenant will respect other occupants of the manufactured home park.

Analysis

I find that the parties have mutually agreed to resolve this dispute in accordance with

the aforementioned terms. I therefore set aside the Notice to End Tenancy for Cause.

Conclusion

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: August 19, 2013

Residential Tenancy Branch