



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

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

## **DECISION**

### **Dispute Codes:**

CNC

### **Introduction**

This Hearing dealt with the Tenants' application to cancel a *One Month Notice to End Tenancy for Cause* issued July 3, 2013 (the Notice).

The parties and the Landlord's witness gave affirmed testimony at the Hearing.

The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

It was determined that the Tenants served the Landlords with the Notice of Hearing documents by hand delivering the documents to the Landlord JL on July 12, 2013.

### **Settlement Agreement**

During the course of the Hearing, after the male Tenant, JL and the witness gave testimony, the male Tenant agreed that there was an issue with noise at the rental site and provided some background with respect to the circumstances. He stated that he and the female Tenant were attempting to address their issues and that he promised that they would not disturb the other occupants of the manufactured home park if they were permitted to stay. The male Tenant stated that he had just finished paying for his trailer and that he was anxious not to lose his home.

JL stated that she would agree to withdraw the Notice if the Tenants promised to respect the other occupants' right to peaceful enjoyment of their homes. She stated that she would consider it the Tenants' last chance and that if they broke their promise, she would have no choice but to issue another Notice to End Tenancy.

**Conclusion**

**The Notice to End Tenancy issued July 3, 2013, was withdrawn by the Landlord.**

**The Tenants agreed to stop disturbing other occupants of the manufactured home park by making unreasonable noise.**

**I strongly cautioned both Tenants that if they caused any further disturbances, the Landlord is at liberty to issue another Notice to End Tenancy and that they may not be successful in canceling another Notice issued for the same reason.**

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: August 16, 2013

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Residential Tenancy Branch