



# 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**

ET; FF

### **Introduction**

This Hearing dealt with the Landlord's Application for Dispute Resolution seeking to end the tenancy early; an Order of Possession; and to recover the cost of the filing fee from the Tenant.

It was determined that the Tenant was served with the Notice of Hearing documents and copies of the Landlord's documentary evidence by posting the documents on the Tenant's door on September 3, 2013., with a witness present.

The teleconference remained open for 10 minutes, but the Tenant did not sign into the Hearing and the matter proceeded in his absence.

### **Settlement Agreement**

At the outset of the Hearing the Landlord's agent LM stated that he has had discussions with the Tenant's lawyer and that they have reached an agreement to settle this matter. The Landlord provided the following documents by fax:

1. a copy of a letter dated September 17, 2013, from the Tenant's lawyer setting out the terms of settlement; and
2. a copy of a Mutual Agreement to End a Tenancy signed by the Landlord's agent and the Tenant on September 17, 2013.

LM stated that the Landlord has agreed to terms set out in the lawyer's letter and requested that I provide the parties with a Decision setting out the terms and an Order of Possession in support of the agreement.

I accept the Landlord's testimony and hereby record the parties' agreed terms of settlement as outlined in the Tenant's lawyer's letter:

1. [The Tenant] will sign a Mutual Agreement to end a Tenancy Form, ending his tenancy at midnight on October 6, 2013.
2. [The Tenant] will not be found 'at fault' for ending the tenancy. In other words, the end of tenancy is neither [the Tenant's] nor the landlord's fault; it is 'no-fault'.
3. [The Tenant] will transfer the title of the manufactured home located at [the rental site] to another person, [person named in the letter "SA"], who has been approved and will continue to be approved for tenancy by [the Landlord].
4. SA will then be the tenant located at [the rental site].

In support of this settlement agreement, the Landlord's copy of this Decision is accompanied by an Order of Possession, effective 11:59 p.m., October 6, 2013, as provided on the Mutual Agreement to End a Tenancy.

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: September 19, 2013

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Residential Tenancy Branch

