



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### Dispute Codes:

**CNC, FF**

### Introduction

This hearing was scheduled in response to the tenant's Application for Dispute Resolution, in which the tenant applied to cancel a 1 month Notice to end tenancy for cause and to recover the filing fee from the landlord for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself, the application for dispute resolution was reviewed, the hearing process was explained to the parties and the parties were provided an opportunity to ask questions in relation to the hearing process. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed.

### Mutually Settled Agreement

The parties agreed that the tenant could have until December 13, 2013 to remove her 5<sup>th</sup> wheel trailer that is on the rental site.

The tenant acknowledged the fact that she needs to remove the 5<sup>th</sup> wheel trailer as soon as possible, in order to avoid damage to the landlord's property, should the weather cause the yard to become susceptible to ruts.

The tenant indicated an understanding that if the yard becomes impassable the 5<sup>th</sup> wheel trailer would need to remain on the property until it can be removed without damaging the landlord's property.

The parties discussed the possibility of storage fees, should the tenant have difficulty removing the 5<sup>th</sup> wheel by the agreed-upon date; this matter was left to the parties to settle.

The tenant agreed that the landlord was entitled to an Order of possession effective at 1 p.m. on December 13, 2013.

Therefore, pursuant to section 56(2) of the Act, I find, in support of the mutual agreement of the parties, that the tenancy will end no later than December 13, 2013 at 1 p.m.

The landlord has been granted an Order of possession that is effective **no earlier than December 13, 2013 at 1 p.m.** This Order may be served on the tenant, filed with the Supreme Court of British Columbia and enforced as an Order of that Court.

#### Conclusion

The parties mutually agreed to end the tenancy no later than December 13, 2013 at 1 p.m.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 55(1) of the *Manufactured Home Park Tenancy Act*.

Dated: October 16, 2013

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Residential Tenancy Branch

