



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding STONE CLIFF PARKS LTD. and STONECLIFF PROPERTIES LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNR

### Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Manufactured Home Park Tenancy Act*. (the "Act"). The tenant applied to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the "10 Day Notice").

Tenant "RH" and an agent for landlord (the "agent") attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

The parties confirmed receiving a documentary evidence package from the other party and that they had the opportunity to review the documentary evidence prior to the hearing. I find the parties were served in accordance with the *Act*.

### Preliminary and Procedural Matter

During the hearing, the parties mutually agreed to amend the tenant's application to include the company name of the landlord. I find that such an amendment does not prejudice either party and accordingly, it was permitted.

### Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

1. The parties agree that monthly site rent is \$215.40 due on the first day of each month.
2. Further to #1 above, the parties agree that between May 2014 and October 2014, or until construction is complete at the manufactured home park, that

monthly rent will be temporarily reduced by \$20.00 per month, for a total of \$195.40 per month site rent.

3. The tenant agrees to pay the landlord **\$195.40** by **May 12, 2014**, for unpaid site rent for the month of January 2014, which reflects \$215.40 site rent, less a \$20.00 overpayment of May 2014 site rent paid by the tenant and already received by the landlord.
4. The parties agree to mutually withdraw the 10 Day Notice dated March 7, 2014 and the tenant withdraws his application in full.
5. The parties also agree to mutually withdraw the 10 Day Notice dated April 7, 2014, and the tenant **cancels** his dispute resolution application in full on file #252263, with a hearing previously scheduled for June 2, 2014 for 11:00 a.m.

This settlement agreement was reached in accordance with section 56 of the *Manufactured Home Park Tenancy Act*.

#### Conclusion

I order the parties to comply with the terms of their settlement agreement described above.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: April 29, 2014

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Residential Tenancy Branch

