



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Ladha Enterprises Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, FF  
                                 MT, CNR, O

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlords and by the tenants. The landlords have applied for an order of possession and a monetary order for unpaid rent or utilities and to recover the filing fee from the tenants for the cost of the application. The tenants have applied for more time to dispute a notice to end tenancy than provided for in the *Act* and for an order cancelling a notice to end tenancy for unpaid rent or utilities.

Both tenants and the named landlord attended the hearing, and the named landlord also represented the landlord company. The parties each gave affirmed testimony and provided evidentiary material in advance of the hearing to the Residential Tenancy Branch and to each other. The parties were given the opportunity to cross examine each other on the evidence and testimony provided. No issues with respect to service or delivery of documents or evidence were raised.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The tenants will pay to the landlord the sum of \$1,000.00 toward rental arrears by October 31, 2014;
2. The tenants will pay rent in full on November 1, 2014 for November's rent;
3. The tenants will pay \$280.00 bi-weekly after November 1, 2014 until the remaining arrears of \$658.00 is paid, which includes late fees to the end of October, 2014;
4. The landlord will have an order of possession of the manufactured home site effective 15 days after service upon the tenants;
5. The landlord will not serve the order of possession unless the payments above are not made.

Since the parties have settled this dispute, I decline to order that filing fees be recovered.

### Conclusion

For the reasons set out above, I hereby order the tenants to comply with the settlement agreement above setting out the dates and amounts of payments towards rental arrears and rent for November, 2014.

I hereby grant an order of possession in favour of the landlord on 15 days notice to the tenants, and I order the landlord to not serve the order of possession unless the payment schedule set out above is not complied with.

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: October 23, 2014

---

Residential Tenancy Branch

