



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

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

INTERIM DECISION

Dispute Codes CNC, MNDC, FF

Introduction

The tenants apply to cancel a one month Notice to End Tenancy dated September 30, 2014 for cause and for a monetary award for damages for the anticipated cost to relocate their manufactured home and for damage to a vehicle and the trailer.

At hearing counsel for the landlord requested an order of possession pursuant to s.48 of the *Manufactured Home Park Tenancy Act* (the “Act”) in the event the tenants’ application to cancel the Notice fails.

It was noted that the tenants’ application for the anticipated cost of moving the manufactured home may be premature. It is not certain at this point that it will be required to be moved.

At hearing, counsel for the parties were able to agree on a method to resolved the central issues raised by the Notice.

It was agreed that the tenants would cease to physically occupy the premises on or before February 1, 2015.

The tenants will continue to attempt to sell their manufactured home *in situ* or to sublet or assign the tenancy. The sublet or assignment will require the landlord’s approval, which approval will not be unreasonably withheld.

The tenants will cease to film or video portions of the park outside the boundaries of their manufactured home site and particularly, will cease to record the comings and goings of other park residents or workers. The tenant Mr. D. will refrain from using foul language in his dealings with other persons in the park.

This matter is adjourned to Wednesday, January 14, 2015 at 1:00 o'clock in the afternoon. On that date the question of the validity of the one month Notice will be heard, unless the parties agree otherwise.

At that hearing the tenants will, on notice to counsel for the landlord, be permitted to apply for an extension of their permitted occupancy from February 1, 2015 to no later than March 1, 2015 if necessary to complete an unconditional agreement for purchase and sale of the manufactured home or to satisfy the possession date in a completed agreement to rent or to assign the 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: November 13, 2014

Residential Tenancy Branch

