



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Willow Beach Mobile Park  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNL, OPL, MNDC

### Introduction:

CH applied to cancel a Notice to End the Tenancy dated July 31, 2014 CY has applied for an order for possession pursuant to a Notice of End a Residential Tenancy dated July 31, 2014 and setting the end of tenancy for September 30, 2014 and sought a monetary order for the cost of cleaning the pad lot.

### Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 56(2) as follows:

- a. The parties agree the landlord will be entitled to an Order for Possession effective on January 31, 2015 at 1:00 PM,
- b. CH agrees to continue to pay pad rent amounting to \$ 300.00 per month through January 2015,
- c. CY will pay CH the sum of \$ 5,000.00 on February 1, 2015 upon his vacating the unit,
- d. CH will clean the unit and remove all debris from the pad lot by January 31, 2015 or CY will have a claim against him for any cost of clean-up currently estimated at \$ 2,000.00.
- e. The Notice to End the tenancy dated July 31, 2014 will be cancelled.

### Conclusion:

As a result of the settlement I cancelled the Notice to End Tenancy dated July 31, 2014 and I granted an Order for Possession effective January 31, 2015. I further granted CH a monetary order in the amount of \$ 5,000.00 effective February 1, 2015. The Order for Possession may be executed in the Supreme Court of BC and the

Monetary Order may be executed in the Small Claims Court of BC. CY must serve the Order for Possession and CH must serve CY with the Monetary Order. CY's claim for compensation is dismissed with leave to reapply. I have dismissed all other claims. There shall be no order with respect to reimbursement of the cost of the filing fee to either party.

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 17, 2014

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Residential Tenancy Branch

