



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 0730751 BC Ltd.  
and [tenant name suppressed to protect privacy]

## **SETTLEMENT AGREEMENT**

Dispute Codes      CNC FF

This hearing dealt with an application by the tenant to cancel a notice to end tenancy. The tenant and the landlord participated in the teleconference hearing.

During the course of the hearing, the parties reached an agreement to settle this matter, on the following conditions:

1. the tenant withdraws her application;
2. the landlord withdraws the notice to end tenancy dated December 16, 2014;
3. the tenant and the occupant agree to the following:
  - a. abide by all of the park rules;
  - b. ensure that fewer than five vehicles are parked on the site;
  - c. not do any vehicle overhauls on the site; and
  - d. take steps to finish construction of the shed and keep the front yard as clean as possible;
4. any communication between the park manager and the tenant or occupant will be in written form only; and
5. if the tenant and the occupant do not comply with this agreement, the landlord will serve an order of possession on the tenant, and the tenancy will end.

I grant the landlord an order of possession, effective February 28, 2015. If the tenant complies with the terms of this settlement agreement up to that date, the tenancy is reinstated and the order of possession becomes void and of no force or effect.

If the tenant fails to comply with the terms of this settlement agreement, the landlord may serve the order of possession on the tenant. If the landlord serves the order of possession on the tenant and the tenant fails to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

As this matter was settled, I decline to award the tenant recovery of the filing fee for the cost of their application.

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: January 21, 2015

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Residential Tenancy Branch

