



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MOUNTAIN SHADOWS MOBILE HOME PARK
and [tenant name suppressed to protect privacy]

AGREEMENT REACHED BETWEEN BOTH PARTIES

Dispute Codes

AS, FF

Introduction

This matter dealt with an application by the tenant for an Order to allow the tenant to assign or sublet because the landlords permission has been unreasonable withheld and to recover the filing fee from the landlord for the cost of this application.

Through the course of the hearing the landlord and the tenant came to an agreement in settlement of the tenant's application.

The Parties did not require me to make a decision in this matter but required me to record the agreement they mutually reached.

This agreement is as follows:

- The landlord agreed that the can have two other occupants reside in the tenant's mobile home with the tenant and the tenants partner as long as the tenant pays an amount of \$125.00 a month extra for the additional costs incurred by the landlord for garbage, sewage and water; effective from February 01, 2015;
- The tenant agreed to pay the landlord \$125.00 extra each month from February 01, 2015 for extra costs incurred by the tenant's additional occupants.

- The parties agreed that if one or both additional occupants move out of the mobile home the extra amount will be adjusted accordingly, upon notification by the tenant to the landlord;
- The tenant agreed to notify the landlord in writing of any changes to occupants residing in the unit and provide details of any new occupants such as name, contact information and next of kin to use in an emergency;
- The landlord agreed to allow the tenant to park a maximum of four vehicles at any one time on the tenant's site;
- The tenant agreed to fix up the wood shed located on the tenant's site on or before June 01, 2015;
- The tenant agreed to restrict dinner parties in her mobile home to twice a week;
- The tenant agreed not to have more than two overnight guests at any one time;
- The tenant agreed to comply with the tenancy agreement and her arrangement with the landlord concerning pets;
- The tenant agreed to ensure other occupants comply with the park rules and to ensure guests are respectful towards the park rules and other residents at all times.

Conclusion

Both Parties have reached an agreement during the hearing and this agreement has been recorded by the Arbitrator pursuant to section 62 of the *Act*.

This agreement is in full, final and binding settlement of the tenant's 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 *Residential Tenancy Act*.

Dated: February 04, 2015

Residential Tenancy Branch

