



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PARKBRIDGE LIFESTYLE COMMUNITIES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, FF

Introduction

This matter dealt with an application by the Tenant to cancel a Notice to End Tenancy and to recover the filing fee for this proceeding.

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

1. the Tenant agreed to rectify the following items by Monday, February 23, 2015:
 - remove the TV and other debris from the deck area of the Manufactured Home.
 - remove debris from the yard and complete all maintenance items to the yard including removal of fallen tree limbs, cut the grass and clean the yard to Park standards.
 - the Tenant agrees not to park his utility trailer at the home site.
 - further the Tenant agrees to comply to the tenancy agreement and the rules, regulations and guidelines of the Park.
2. both the Tenant and the Landlord agreed that if the Tenant does not complete the above items by February 23, 2015, the Landlord can make an application for an Order of Possession to end the tenancy as the Tenant agreed he has breached the tenancy agreement by not complying with the tenancy agreement, and the rules and regulations of the Park.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Tenant agrees to comply with the tenancy agreement and the rules and regulations of the Park.

The Landlord agrees to continue the tenancy as long as the Tenant complies with the tenancy agreement and the rules and regulations of the Park.

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: February 17, 2015

Residential Tenancy Branch

