



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR, MNR, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Manufactured Home Park Tenancy Act*. The landlord applied for an order of possession pursuant to section 48 and for a monetary order for unpaid rent pursuant to section 60.

Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to an order of possession and a monetary order for unpaid rent?

Background and Evidence

The tenancy started in February 2009. The monthly pad rent is \$379.00. On May 13, 2015, the landlord served the tenant with a ten day notice to end the tenancy for \$2,310.00 in unpaid rent. The tenant made a payment of \$300.00 on June 10, 2015. The tenant agreed that at the time of the hearing, he owed rent in the amount of \$2,410.00.

During the hearing the parties engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 56 of the *Manufactured Home Park Tenancy Act*, the Arbitrator may assist the parties settle their dispute and if the parties settle their dispute during the hearing, the settlement may be recorded in the form of a decision or an order.

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

1. The tenant agreed to pay the landlord the outstanding rent in the amount of \$2,410.00.
2. The landlord agreed to accept \$2,410.00 from the tenant in settlement of unpaid rent and allow the tenancy to continue.
3. A monetary order will be granted to the landlord in the amount of \$2,410.00
4. Both parties stated that they understood and agreed that these particulars are binding and comprise the full and final settlement of all aspects of this dispute for both parties.

Pursuant to the above agreement, I grant the landlord a monetary order under section 60 of the *Manufactured Home Park Tenancy Act* for the amount of \$2,410.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord a monetary order in the amount of **\$2,410.00**.

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: July 29, 2015

Residential Tenancy Branch

