



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

OPR, MNR, MNDC, FF

Introduction

This hearing was convened in response to the Landlord's Application for Dispute Resolution, in which the Landlord applied for an Order of Possession for Unpaid Rent, a monetary Order for unpaid rent, a monetary Order for money owed or compensation for damage or loss, and to recover the fee for filing this Application for Dispute Resolution.

The Agent for the Landlord stated that on July 31, 2015 the Application for Dispute Resolution, the Notice of Hearing and documents the Landlord wishes to rely upon as evidence were posted on the door of the manufactured home. The Tenant acknowledged receipt of the documents and they were accepted as evidence for these proceedings.

Issue(s) to be Decided

Is the Landlord entitled to an Order of Possession for unpaid rent and to a monetary Order for unpaid rent?

Background and Evidence

At the outset of the hearing the Landlord and the Tenant agreed to settle this dispute under the following terms:

- the Tenant will pay \$1,140.00 to the Landlord by September 15, 2015;
- the Tenant will pay the rent of \$335.00 when it is due on the first day of each month;
- the Tenant will pay an additional \$35.83 per month when rent is due until such time as he his arrears of \$215.00 has been paid; and
- the tenancy will continue.

Analysis

I find this dispute has been settled in accordance with the aforementioned terms.

Conclusion

On the basis of the settlement agreement I grant the Landlord a monetary Order for \$1,355.00. In the event the Tenant does not repay the arrears of \$1,355.00 in accordance with the aforementioned payment schedule this Order may be served on the Tenant, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Manufacture Home Park Tenancy Act*.

Dated: August 20, 2015

Residential Tenancy Branch

