



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Timberlands Properties Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking an order of possession and a monetary order.

The hearing was conducted via teleconference and was attended by the landlord's agent and the tenant.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent; to a monetary order for unpaid rent and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 39, 48, 60, and 65 of the *Manufactured Home Park Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties reached the following settlement:

1. The parties agree the outstanding arrears total \$5,000.00;
2. The tenant agrees to pay the landlord, no later than the end of business Tuesday, August 25, 2015, the amount of \$1,000.00;
3. The landlord agrees to reduce the tenant's rent to \$400.00 per month;
4. The tenant agrees to pay the landlord \$250.00 per month towards the balance of the arrears of \$4,000.00 until paid in full;
5. The parties agree the payment of arrears are due on the 1st of each month with his rent; and
6. The parties agree that should the tenant fail to make any of the arrears payments as set out in this settlement the tenancy will end and the tenant must vacate the site.

Conclusion

In support of this settlement and with agreement of both parties I grant the landlord an order of possession effective **two days after service on the tenant**. This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

Also in support of this settlement and with agreement of both parties I grant the landlord a monetary order in the amount of **\$5,000.00** comprised of rental arrears owed. This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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 *Manufactured Home Park Tenancy Act*.

Dated: August 24, 2015

Residential Tenancy Branch

