



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MT CNR FF

Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Manufactured Home Park Tenancy Act* (the "*Act*"). The tenant applied for more time to make an application to dispute a notice to end tenancy, to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the "10 Day Notice"), and to recover the cost of the filing fee.

The tenant and landlord J.T. attended the teleconference hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Both parties confirmed that they received and reviewed the documentary evidence from the other party prior to the hearing. I find the parties were sufficiently served in accordance with the *Act*.

Preliminary and Procedural Matter

At the outset of the hearing, by mutual consent of the parties, the tenant's application was amended to include landlord J.T. as a respondent landlord as J.T.'s name was inadvertently missing from the tenant's application. This amendment was made pursuant to section 64(3) of the *Act*.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that site rent is \$253 per month and is due on the first day of each month.
2. The parties agree that site rent for the months of September, October and November of 2015 is owed to the landlord, comprised of \$253 for the three months for a total of \$759 owing in unpaid site rent.
3. The parties agree that a payment plan will be agreed upon between the parties for amount of \$759 in unpaid site rent owing by the tenant to the landlord within 30 days of the date of this mutually settled agreement.
4. The landlord is granted a monetary order pursuant to section 60 of the *Act* in the amount of **\$759, which will become enforceable after the 30 days described in #3 above has passed**, which is **December 25, 2015**.
5. The tenant withdraws his application in full as part of this mutually settled agreement.
6. The parties mutually agree to withdraw the 10 Day Notice dated September 17, 2015.

This settlement agreement was reached in accordance with section 56 of the *Manufactured Home Park Tenancy Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The landlord has been granted a monetary order. Should the landlord have to enforce the monetary order, the order must be served on the tenant and may be filed in the Provincial Court (Small Claims) and enforced as an order of that court as per the timeline described in #4 above.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: November 25, 2015

Residential Tenancy Branch

