



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNL, OPC

### Introduction

This was a hearing with respect to applications by the tenant and by the landlord. The hearing was conducted by conference call. The tenant attended with her legal advocate. The landlord called in and participated in the hearing.

### Issue(s) to be Decided

Should the Notice to End Tenancy dated October 1, 2015 be cancelled?  
Is the landlord entitled to an order for possession?

### Background and Evidence

The rental property is a manufactured home park on Vancouver Island. The tenant purchased a manufactured home on the landlord's site in the park in 2011. The landlord served the tenant with a one month Notice to End Tenancy dated October 1, 2015. It was sent by registered mail. The tenant received it and filed an application to dispute the Notice to End Tenancy on October 9, 2015. The landlord filed his application seeking an order for possession on October 25, 2015.

During the hearing the landlord decided that he will withdraw the Notice to End Tenancy and allow the tenancy to continue. He requested that the tenant refrain from having any contact with Mr. D.T. who is a resident of the manufactured home park. Mr. D. T. is a former employee of the landlord, but no longer works for the landlord and has no role in the administration of the park. The landlord also requested that the tenant only communicate with him in writing and by e-mail, unless there is an emergency in the manufactured home park, in which case it is permissible to telephone the landlord.

### Analysis

The tenant accepted the landlord's withdrawal of the Notice to End Tenancy. She agreed that she will not communicate with Mr. D.T. and she agreed that she will communicate with the landlord in writing or by e-mail, save for emergencies.

### Conclusion

The Notice to End Tenancy has been withdrawn; consequently I make no finding with respect to the grounds for the Notice to End Tenancy. The tenancy will continue until ended in accordance with the *Manufactured Home Park Tenancy Act*.

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: December 11, 2015

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Residential Tenancy Branch

