



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding TOWN & COUNTRY MOTEL & TRAILER PARK
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR

Introduction

This hearing was convened in relation to the tenants' application for cancellation of the landlord's 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) pursuant to section 39 of the *Manufactured Home Park Tenancy Act* (the Act)..

The tenant appeared. The landlords' agent appeared.

The agent admitted service of the tenant's application for dispute resolution.

In the course of the parties indicated that there was a second application for dispute resolution in respect of this tenancy set to be heard on 6 April 2016 (the Related File). Through discussion the parties were able to reach an agreement to settle the issues in both files. The parties agreed to terms under which the tenancy would end.

Analysis

Pursuant to section 56 of the Act, an arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of the dispute.

During this hearing, the parties reached an agreement to settle the dispute under the following final and binding terms:

1. The tenant agreed to withdraw this application and the Related File.
2. The landlords agreed to withdraw the notices to end tenancy in dispute in this file and the Related File.

3. The landlords agreed to waive payment of \$1,000.00 in rent arrears.
4. The tenant agreed to vacate the site by 2359 on 1 April 2016.
5. The tenant agreed that he would not permit occupation of the site by any other person.
6. The tenant and landlords agreed that the tenant would leave the manufactured home, shed, and porch on the manufactured home site and the landlord would dispose of those items.

The parties stated they understood the terms of the agreement. The parties agreed that these particulars comprise the full and final settlement of all aspects of their disputes for both parties.

Conclusion

The tenant's application is withdrawn. The landlords' notices to end tenancy are withdrawn.

The attached order of possession is to be used by the landlords if the tenant does not vacate the rental premises in accordance with their agreement. Should the tenant fail to comply with this order, this order may be filed and enforced as an order of the Supreme Court of British Columbia.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under subsection 9.1(1) of the Act.

Dated: March 31, 2016

Residential Tenancy Branch