



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 1027110 BC LTD. (WESTSTONE GROUP),
VANCOUVER EVICTION SERVICES
and [tenant name suppressed to protect privacy]

SETTLEMENT RECORD

Dispute Codes OPC, FF; CNC

Introduction

This hearing was convened in relation to cross applications by the parties regarding a 1 Month Notice to End Tenancy for Cause (the 1 Month Notice) issued pursuant to section 40 of the *Manufactured Home Park Tenancy Act*.

The parties were resented by their agents.

The parties admitted service of the opposing party's application.

Background to Settlement

This manufactured home park is in the process of rezoning. As part of that process, the corporate landlord has engaged in negotiations with manufactured home owners in the park to purchase their manufactured homes.

The agent JC is the owner of the manufactured home. The tenant is the agent JC's daughter.

The parties were able to agree to terms to resolve all outstanding issues between the parties.

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 their dispute.

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

1. The landlords agreed to withdraw the 1 Month Notice.
2. The tenant agreed to sell the manufactured home to the landlords for \$20,000.00 (the Purchase Price).
3. The landlords agreed to pay \$5,000.00 of the Purchase Price to the tenant within fifteen days of the parties executing the sales documents.
4. The landlords agreed to pay the remaining portion of the Purchase Price to the tenant within seven days of vacant possession of the manufactured home.
5. The landlords agreed that the tenant could provide as little as one day notice of her intent to vacate the manufactured home.
6. The landlords agreed to pay to the tenant \$6,720.72 as compensation equivalent to twelve months' rent within seven days of vacant possession of the manufactured home.
7. The tenant agreed to provide vacant possession of the manufactured home to the landlords no later than one o'clock in the afternoon on 31 December 2016.

The agent SM confirmed he had authority to bind the landlords to this agreement. The agent JC confirmed he had authority to bind the tenant to this agreement. The parties agreed that these particulars comprise the full and final settlement of all aspects of their disputes for both parties.

Conclusion

The landlords' 1 Month Notice is withdrawn.

I issue a monetary order in the tenant's favour in the amount of \$6,720.72. Should the landlord(s) fail to comply with this order, this order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

The landlord is provided with a formal copy of an order of possession effective one o'clock in the afternoon on 31 December 2016. Should the tenant(s) 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: April 15, 2016

Residential Tenancy Branch