



# Dispute Resolution Services

Page: 1

## Residential Tenancy Branch Office of Housing and Construction Standards

A matter regarding El Camino Mobile Home Park Ltd.  
and [tenant name suppressed to protect privacy]

### **DECISION**

Dispute Codes OPR, MNR, FF

#### Introduction

This hearing was convened by way of conference call concerning an application made by the landlord for an Order of Possession and a monetary order for unpaid rent or utilities, and to recover the filing fee from the tenant for the cost of the application.

The tenant and 2 agents of the landlord company attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. The tenant will make the regular monthly rental payment of \$300.00 per month in addition to \$300.00 per month toward the arrears of \$5,630.00 until the arrears are satisfied;
2. The landlord will have an Order of Possession on 2 days notice to the tenant, but will not serve it on the tenant unless the tenant fails to make the payments listed in paragraph 1 above by the 15<sup>th</sup> day of each month.

Since the parties have settled this dispute, I decline to order that the landlord recover the filing fee.

#### Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective on 2 days notice to the tenant, and I order that the landlord not serve the Order of Possession unless the tenant fails to make the payments listed above by the 15<sup>th</sup> day of each month until the arrears of rent are satisfied.

I further order that the Order of Possession becomes null and void once the arrears of \$5,630.00 are satisfied.

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 29, 2016

---

**Residential Tenancy Branch**

