



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR FF

Introduction

This hearing was convened as a result of the landlord's application for dispute resolution under the *Manufactured Home Park Tenancy Act* (the "Act"). The landlord applied for an order of possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, and to recover the cost of the filing fee.

The landlord and the tenant 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.

The tenant confirmed receiving the evidence package from the landlord and had the opportunity to review it prior to the hearing. The tenant confirmed that she did not serve documentary evidence in response to the landlord's application. Neither party raised any issues regarding the service of evidence.

Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

1. The parties agree that the tenant owes the landlord **\$1,600.00** in rent arrears and the filing fee as of January 4, 2017.
2. The tenant agrees to pay the landlord **\$390.00** in cash on or before **January 14, 2017 by 5:00 p.m.** The landlord agrees to issue a receipt for all cash payments received from the tenant.
3. The tenant agrees to pay **\$200.00** towards the amount owing described in #1 above on the 25th day of each month starting on **January 25, 2017** and continuing until the full amount of \$1,600.00 has been paid in full.

4. The tenant acknowledges that the monthly rent of \$370.00 is due on or before the first day of each month.
5. The landlord is granted a monetary order pursuant to section 60 of the *Act* in the amount of **\$1,600.00**, which will be of no force or effect if the amount owing is paid in accordance with #1, #2 and #3 above until fully paid.
6. The landlord is granted a two (2) day order of possession which the landlord agrees not to serve on the tenant unless the tenant fails to comply with #1, #2 or #3 above.
7. The landlord agrees to withdraw his application as part of this mutually settled agreement.

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 and an order of possession effective two (2) days after service on the tenant as per #5 and #6 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: January 4, 2017

Residential Tenancy Branch