



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Angelo Milia & Family Corporation
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPB FF

Introduction

This hearing convened pursuant to six applications by the landlord for orders of possession. In the hearing, the landlord and two tenants reached a settlement agreement, recorded here. I have addressed the remaining four applications in a separate decision.

Settlement Agreement

During the course of the hearing, the parties reached an agreement to settle this matter, on the following conditions:

1. the tenants will by March 31, 2017 obtain the necessary home insurance as required by the Park Rules; and
2. if either of the tenants does not obtain the necessary home insurance as required by the Park Rules on or before the specified date, the landlord will serve an order of possession on the non-compliant tenant(s), and their tenancy will end.

Conclusion

I grant the landlord two order of possession, one for each tenant, effective March 31, 2017. If the tenant(s) comply with the terms of this settlement agreement, their tenancy is reinstated and the order of possession becomes void and of no force or effect.

If either of the tenant fails to comply with the terms of this settlement agreement, the landlord may serve the order of possession on the tenant(s). If the landlord serves the order of possession on the tenant(s) and the tenant(s) fail to comply with the order, the orders may be filed in the Supreme Court of British Columbia and enforced as orders of that Court.

This settlement agreement was reached in accordance with section 56 of the *Manufactured Home Park Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

As this matter was settled, I decline to award the landlord recovery of the filing fee for the cost of the two applications addressed in this decision.

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: February 1, 2017

Residential Tenancy Branch