



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR, RP

### Introduction

This hearing was convened as a result of the Tenant's application for dispute resolution under the *Manufactured Home Park tenancy Act* (the "Act"). The Tenant applied to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated January 13, 2017.

The Tenant and the Landlords attended the 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.

### Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenancy will end at 1:00 p.m. on July 31, 2017.
2. The Tenant agrees to have the manufactured home removed from the property on or before July 31, 2017.
3. The Landlords are granted an order of possession effective July 31, 2017. The Landlords must serve the Tenant with the order of possession.
4. The Tenant agrees to pay the monthly pad rent of \$200.00 on or before the first day of each month.
5. The Landlords withdraw the 10 Day Notice in full as part of this mutually settled agreement.
6. The Tenant withdraws her application for dispute resolution in full as part of this mutually settled agreement.
7. The Tenant agrees to use a qualified or bonded company or person to remove the manufactured home.

This settlement agreement was reached in accordance with section 56 of the *Act*.

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

### Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The Landlord has been granted an order of possession effective July 31, 2017, at 1:00 p.m. This order must be served on the Tenant and may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

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: February 15, 2017

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Residential Tenancy Branch