



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LAUGHLIN'S MOBILE HOME PARK LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC, MNR, MNDC, FF

Introduction

This matter dealt with an application by the Landlord for an Order of Possession, for compensation for unpaid rent, for compensation for damage or loss under the Act, regulations or tenancy agreement and to recover the filing fee.

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

1. the Landlord and the Tenant agreed to continue the tenancy on the following conditions:
 - The Tenant will continue to pay the monthly rent of \$859.79 on or before the first day of each month.
 - The Tenant will pay all unpaid rent on or before December 31, 2017.
2. the Landlord will receive an Order of Possession with an effective vacancy date of December 31, 2017.
3. The Landlord will receive a monetary order for unpaid rent, NSF fee and the filing fee for this application in the amount of \$5,283.74. The Landlord may serve the monetary order on the Tenant as of December 31, 2017 if there is any unpaid rent outstanding. The monetary order must be adjusted for any payments made by the Tenant. The Landlord is at leave to make an additional application after December 31, 2017 if the unpaid rent amount exceeds this monetary order.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed to end the tenancy on December 31, 2017 as per the above arrangement.

The Landlord has received an Order of Possession with an effective vacancy date of December 31, 2017.

The Landlord has received a monetary order for \$5,283.74.

This settlement agreement is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: September 21, 2017

Residential Tenancy Branch