



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNC

### Introduction

This hearing dealt with the tenant's application pursuant to the *Manufactured Home Park Tenancy Act* (the "Act") for Orders as follows:

- cancellation of a 1 Month Notice to End Tenancy For Cause, pursuant to section 40

All named parties attended the hearing. During the hearing, the parties expressed an interest and were successful in resolving this dispute by mutual agreement.

### Terms of Settlement

Pursuant to section 56 of the Act, an arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

The parties reached an agreement to settle their dispute under the following final and binding terms:

1. The tenant agrees to repair and replace skirting on the East side of the manufactured home such that it reaches the ground as per rule #A7 of the Rules of the Manufactured Home Park. The skirting must be installed vertically to meet the grade.
2. The tenant agrees to replace the aluminum frame windows with vinyl framed double glazed windows in either a white or off-white color as approved by the Landlord as per rule #A8 of the Rules of the Manufactured Home Park.
3. If the tenant fails to meet the above terms of this mutually agreed to settlement by **1:00 p.m. on December 31, 2017**, the tenant and landlord agree this tenancy will end on this date.

4. The landlord is granted an **Order of Possession** effective **1:00 p.m. on December 31, 2017** which is to be enforced only on condition that the tenant fails to fully meet the above settlement terms.

Each party confirmed that this agreement was reached voluntarily and that they understood the terms of the agreement. The parties agreed that these particulars comprise the full and final settlement of all aspects of this dispute.

**This Decision and Settlement Agreement is final and binding on both parties.**

#### Conclusion

Subject to the conditions described above, I grant an Order of Possession to the landlord effective **1:00 p.m. on December 31, 2017** after service on the tenant. Should the tenant(s) fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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: September 13, 2017

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Residential Tenancy Branch