



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR

### Introduction

This hearing dealt with an Application for Dispute Resolution (the “Application”) filed by the Landlord under the *Residential Tenancy Act* (the “Act”), for an Order of Possession.

The hearing was convened by telephone conference call and was attended by the Landlord and the Tenant R.C., both of whom provided affirmed testimony.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 56 of the *Act*, I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree that the tenancy will continue under the following conditions:
  - a. The Tenant has until 1:00 PM on April 30, 2018, to:
    - i. Have exterior renovations of the manufactured home and addition completed, including the installation of siding and soffits;
    - ii. Have all building materials and tools removed from the yard; and
    - iii. Have the yard reasonably landscaped, meaning that the ground will be levelled off, and grass will be planted and regularly maintained.
2. The parties agree that the above conditions are material terms of the continued tenancy, and that failure to abide by these terms will constitute cause for the Landlord to end the Tenancy by issuing a One Month Notice to End Tenancy for Cause, namely, a breach of a material term;
3. The rights and obligations of the parties under the *Act* continue until the tenancy ends in accordance with the *Act* and this agreement; and

4. The Landlord withdraws their Application in full as part of this mutually agreed settlement.

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

#### Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above, which by their own consent has become a material term of the tenancy agreement.

This decision 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: October 26, 2017

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Residential Tenancy Branch