



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ALICE KLIM
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes LANDLORD: OPC, O, FF
TENANT: CNC, FF

Introduction

At the start of the conference call the parties said they had come to a settlement agreement which the Tenant's Counsel drafted for them. Consequently the Landlord and the Tenant both agreed to withdraw their applications. Below I have copied the settlement agreement as requested by the parties.

Settlement agreement

This agreement, dated for reference December 28, 2017

BETWEEN:

Alice Mae Klim, of 6247 Pleasant Valley Road, Vernon, British Columbia, coowner and representative of Riverside Mobile Estates of 916 Airport Road, Salmo, British Columbia,
(the "Landlord")

and

Valdemar Pidgeon, a tenant who resides at # 7, 916 Airport Road, Salmo, British Columbia
(the "Tenant")

AGREEMENT

1. The Landlord agrees to withdraw the One-Month Notice for Cause served on or about November 1, 2017.
2. The Landlord agrees to withdraw her application for dispute resolution (File # 546474).
3. The Tenant agrees to withdraw his application for dispute resolution (File # 21003528).
4. The Tenant agrees to not have any pets.
5. The Tenant agrees to not house or feed cats that may arrive at his home.
6. The Tenant agrees to complete, by September 1, 2018, the following

tasks:

- a. Replace the trim around the exterior back doors of his manufactured home.
 - b. Paint the exterior of his manufactured home as follows:
 - i. The siding of the home shall be re-painted white.
 - ii. The complete trim at the roof line, around the windows, and the doors, will be painted dark green.
 - iii. These painting tasks must fit the standards of decoration of the manufactured home site.
 - c. Install new asphalt shingles on the garden shed roof and dispose of the old shingles and not use any metal on the roof of the garden sheds.
 - d. Clean and paint the shed siding white to match the siding of the manufactured home.
7. Both parties entered this agreement without coercion and after being advised to secure independent legal advice.
8. This settlement is a final and binding resolution of the parties' disputes.

Conclusion

The Landlord has withdrawn her application and amended application dated November 2, 2017.

The Tenant has withdrawn his application dated November 9, 2017.

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: January 16, 2018

Residential Tenancy Branch