



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding WESTCAN PROPERTY LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, FFT

Introduction

On April 4, 2018, the Tenant submitted an Application for Dispute Resolution under the *Manufactured Home Park Tenancy Act* (the “Act”) requesting an Order for the Landlord to Comply with the Act and to recover the cost of the Filing Fee.

The Landlord and Tenant attended the hearing and before they were affirmed and given instructions for the proceedings, they agreed that the main issue, for the Landlord to issue a new Notice of Standard Rent Increase, could be addressed through a settlement agreement.

Section 56 of the Act allows an Arbitrator to 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. Accordingly, I assisted the parties to resolve this dispute by helping to craft the following settlement agreement with the input from both sides.

Settlement Agreement

The Landlord and Tenant confirmed during the hearing that this agreement was made voluntarily and that it was made in full satisfaction of the Tenant’s Application.

1. The Landlord would issue a new Notice of Standard Rent Increase to the Tenant. The Landlord would deliver it to the Tenant’s mailbox today, May 1, 2018.
2. The rent increase would be effective on August 1, 2018. The Tenant agreed that he was aware of the Landlord’s intention to raise the rent on August 1, 2018 from previous correspondence and only wished for proper documentation. The

Tenant acknowledged that the new Notice may be dated May 1, 2018 and that August 1, 2018 would still be the effective date for the rent increase.

This agreement was summarized for the parties on two occasions and all parties in attendance at the hearing indicated that they agreed to resolve this dispute under these terms. The Landlord and the Tenants both acknowledged that they understood they were not required to enter into this agreement and that they understood the agreement was final.

Conclusion

The Tenant's concerns were addressed through a Settlement Agreement. The Tenant is responsible for the Filing Fee and I dismiss the Tenant's request to recover it.

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: May 02, 2018

Residential Tenancy Branch