



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

On August 7, 2018, the Tenant submitted an Application for Dispute Resolution under the *Residential Tenancy Act*, which was amended to the *Manufactured Home Park Tenancy Act* (the “Act”) requesting to cancel a One-Month Notice to End Tenancy for Cause. The matter was set for a participatory hearing via conference call.

The Landlord and Tenant attended the hearing and provided affirmed testimony. They were provided the opportunity to present their relevant oral, written and documentary evidence and to make submissions at the hearing. The parties testified that they exchanged the documentary evidence that I have before me.

Preliminary Matters

Section 63 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 attempted to assist the parties to resolve this dispute by helping them negotiate terms for a Settlement Agreement with the input from both parties.

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 agreed to withdraw the One Month Notice to End Tenancy.
2. The Landlord agrees to provide a copy of the Park’s Regulations to the Tenant.
3. The Tenant agrees to abide by the Park’s Regulations, with immediate attention to the clearing and cleaning of the rental pad and surrounding area.

4. The Tenant agrees that he will not be involved in any criminal activities on or near the Manufactured Home Park (Maple Pool Campsite).
5. The Tenant agrees to fix the sewer pipe on his trailer within 14 days of receiving this Decision. By fixing the sewer pipe, the Tenant agrees to affix the sewer pipe to the sewer in a manner that does not allow for any leakage.
6. The Tenant agrees to ensure that his visitors park in the designated visitor parking and sign in at the office, prior to visiting the Tenant.
7. The Tenant acknowledges that by failing to abide by the above terms, that he may be subject to a One Month Notice to End Tenancy for Cause.

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 Tenant both acknowledged that they understood they were not required to enter into this Agreement and that they understood the Agreement was final and binding.

Conclusion

The above Settlement Agreement is made in full satisfaction of the Tenant's Application.

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 25, 2018

Residential Tenancy Branch