



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding GREEN BAY LANDING INC  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDC FF

### Introduction

This hearing dealt with the Landlord's Application for Dispute Resolution, made on June 21, 2019, and amended on June 24, 2019 (the "Application"). The Landlord applied for the following relief, pursuant to the *Manufactured Home Park Tenancy Act* (the "Act"):

- a monetary order for money owed or compensation for damage or loss; and
- an order granting recovery of the filing fee.

The Landlord was represented at the hearing by S.J., an agent. The Tenants attended the hearing on their own behalf. S.J. and the Tenants provided affirmed testimony.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised that 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 agreed that the Park Rules, including the Rule articulated in the Landlord's type-written letters to the Tenants dated February 21 and May 24, 2019, apply to the Tenants.
2. The parties agree the Tenants may park any of the items listed in the Park Rules on the pad for brief periods up to 24 hours.
3. The parties agree that if any of the items listed in the Park Rules will be parked on the Tenants' pad for periods in excess of 24 hours, and up to 48 hours, they will provide the Landlord with as much notice as possible by sending a text

message to S.J. requesting permission, which permission will not be unreasonably withheld.

4. The parties agreed that the items listed in the Park Rules will not be parked on the Tenants' pad for more than 48 hours without the express permission of the Landlord.

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

During the hearing, the parties agree to split the \$100.00 filing fee paid by the Landlord. That is, the Tenants agreed to reimburse \$50.00 to the Landlord in partial recovery of the filing fee. Therefore, I find it is appropriate in the circumstances to order that the Landlord is entitled to a monetary order in the amount of \$50.00.

### Conclusion

I order the parties to comply with the terms of the settled agreement described above.

In support of settlement, I grant the Landlord a monetary order in the amount of \$50.00. The order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

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: July 22, 2019

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Residential Tenancy Branch