



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PORT4HOMES INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

This hearing convened as a result of the Tenant's Application for Dispute Resolution wherein the Tenant requested an Order cancelling a Notice to End Tenancy for Cause issued on September 5, 2019 (the "Notice").

The hearing of the Tenant's Application was scheduled for 9:30 a.m. on November 7, 2019. Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

The terms of their settlement follow.

Settlement and Conclusion

1. The tenancy shall end and the Tenant shall vacate the rental unit by no later than **1:00 p.m. on April 30, 2020.**
2. The Landlord is granted an Order of Possession effective **1:00 p.m. on April 30, 2020.** The Landlord must serve the Order on the Tenant as soon as possible and may if necessary, file and enforce the Order in the B.C. Supreme Court.
3. The Tenant shall, within seven days of the date of this Decision, namely: November 14, 2019, list the manufactured home for sale.
4. The parties shall each abide by *Part 7* of the *Manufactured Home Park Tenancy Regulations* in terms of any proposed assignment of the tenancy should the manufactured home sell before April 30, 2020.
5. Should the circumstances giving rise to the 1 Month Notice to End Tenancy for Cause, issued on September 9, 2019, resurface the Landlord is at liberty to serve another Notice to End Tenancy for the same reasons.
6. The parties shall meet on March 31, 2020 to discuss the status of the sale of the manufactured home.

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: November 07, 2019

Residential Tenancy Branch