



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the **tenants** to cancel a One Month Notice to End Tenancy for Cause (the "Notice") issued on June 30, 2020 and to recover the cost of the filing fee.

At the outset of the hearing MH stated that they are the legal owner of the manufactured home and that their son lives in the premise and they are acting as his advocate. The parties agreed that the style of cause should be amended to add MH as a tenant as this is consistent with the Notice. I find the request to amend the tenant's application to add MH is appropriate as MH is the legal registered owner of the manufacture home.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

1. MH agreed that they will have their son BB removed from the site, no later than August 31, 2020;
2. The parties agreed should BB not leave the site that the landlord is entitled to an order of possession effective August 31, 2020;
3. The parties agreed if BB leaves on or before the effective date of the Notice, that the order of possession will be cancel and the tenancy with MH will continue; and
4. The parties agreed that MH is entitled to re-rent the premise with prior written approval of the landlord.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

As this matter was settled and there was merit to the Notice, I decline to award the recovery of the filing fee.

Conclusion

As a result of the above settlement, the landlord is granted an order of possession should the tenants fail to comply with the settlement agreement.

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: August 06, 2020

Residential Tenancy Branch