



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, OLC, LRE, FFT

### Introduction

Pursuant to section 51 of the *Manufactured Home Park Tenancy Act* (the Act), I was designated to hear an application regarding the above-noted tenancy. The tenant applied for:

- cancellation of the One Month Notice to End Tenancy for Cause (the Notice), pursuant to section 40 of the Act;
- an order for the landlord to comply with the Act, the Regulation and/or tenancy agreement, pursuant to section 55 of the Act;
- an order to restrict or suspend the landlord's right of entry, pursuant to section 63 of the Act; and
- an authorization to recover the filing fee for this application, pursuant to section 65 of the Act.

Both parties attended the hearing. The landlord was assisted by advocate DJ. All were given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

### Settlement

Pursuant to section 56 of the Act, the Arbitrator may 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. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute regarding this application only.

Both parties agreed to the following final and binding settlement of all issues listed in this application for dispute resolution:

01. The Notice dated July 14, 2020 is cancelled. The tenancy will continue until ended in accordance with the Act.
02. The tenant will complete the renovations on deck and the siding of the manufactured home by December 31, 2020;
03. The tenant will make sure the buckets on the roof of the manufactured home are safe to remain there and will remove them by December 31, 2020;
04. The tenant will cover the pieces of the vehicles in the yard with a tarp or remove them from the property by August 22, 2020;
05. The tenant will make improvements to the yard.

### Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of this 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 *Residential Tenancy Act*.

Dated: August 21, 2020

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Residential Tenancy Branch