



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, FFT

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenant and his advocate or assistant seeking an order cancelling a notice to end the tenancy for cause.

The tenant attended the hearing with his advocate or assistant, as well as a student Advocate and Supervising Lawyer. The landlord also attended who identified herself as the park manager and was accompanied by the owner of the manufactured home park.

During the course of the hearing the parties agreed to settle this dispute in the following terms:

1. the notice to end the tenancy is cancelled and the tenancy continues until March 31, 2021 and the tenant will vacate the manufactured home park by that date;
2. On April 1, 2021 the tenancy ends and becomes a license to occupy;
3. if the tenant sells the manufactured home prior to March 31, 2021 the tenant will vacate earlier;
4. the tenant agrees to avoid interactions with certain other tenants in the manufactured home park, and the landlord will provide the names of those tenants to the tenant or his advocates.

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.

Since the parties have settled this dispute, I decline to order that the tenant recover the filing fee from the landlord.

Conclusion

For the reasons set out above, and by consent, the One Month Notice to End Tenancy For Cause or End of Employment dated August 26, 2020 is hereby cancelled and the tenancy continues until March 31, 2021 at which time the tenant must vacate the manufactured home park.

I further order that effective April 1, 2021 the tenancy will end and revert to a license to occupy.

I further order that if the tenant sells the manufactured home prior to March 31, 2021 the tenant will vacate the manufactured home park in accordance with the sale and purchase.

I further order that the tenant receive a list from the landlord of other tenants in the manufactured home park that the tenant agrees to not interact with.

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: October 22, 2020

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Residential Tenancy Branch