



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Crystal River Court Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, FFT

Introduction

This hearing was convened in response to an application by the Tenants pursuant to the *Manufactured Home Park Tenancy Act* (the “Act”) for Orders as follows:

1. An Order for the Landlord’s compliance - Section 55; and
2. An Order to recover the filing fee for this application - Section 72.

Both Parties attended the conference call hearing. During the hearing the Parties reached a settlement agreement. The Parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that they understood the nature of the full and final settlement of these matters.

Agreed Facts

The tenancy under written agreement started on May 1, 2018 and rent of \$650.00 is payable on the first day of each month. The Tenant has listed their mobile home for sale.

Settlement Agreement

The Parties mutually agree as follows:

1. **Prior to the sale of the mobile home the Tenant will:**
 - a. **paint the shed door in a color approved by the Landlord, and time will be of the essence for the provision of this approval; and**
 - b. **clean the swales;**

- 2. Items 2, 3, 6, 9, and 13 of the conditions set out in the Landlord's letter dated September 28, 2021 (the "Letter"), have been met by the Tenant;**
- 3. Any other conditions remaining in the Letter will become terms of the sale of the mobile home; and**
- 4. Whether or not the home requires raising or the piping requires installation will be determined in the future; and**
- 5. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63(2) of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order. Given the mutual agreement reached during the hearing, I find that the Parties have settled their dispute as recorded above.

Conclusion

The Parties have settled the dispute.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: February 25, 2022

Residential Tenancy Branch