



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FFT

Introduction

This hearing dealt with an Application for Dispute Resolution (the “Application”) filed by the Tenant under the *Manufactured Home Park Tenancy Act* (the “Act”), seeking to cancel a One Month Notice to End Tenancy for Cause (the “One Month Notice”), in addition to the recovery of the filing fee.

The Tenant and the Landlord attended the hearing at the appointed date and time. The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agreed that the Tenant is not permitted any additional occupants to reside in the Manufactured Home except for the Tenants who are listed in the tenancy agreement.
2. The parties agreed that the Tenant will ensure that all occupants currently residing in the Manufactured Home that are not listed in the tenancy agreement, will vacate on or before September 30, 2022.
3. The parties agreed that the neither the Tenant nor their guests are permitted to smoke on the site.
4. The parties agreed that the Tenant is not to have an unreasonable number of guests in her Manufactured Home or site at any given time. The parties agree that the Tenant is to have their guests park their vehicles on the public street only.

5. The parties agreed that the Tenant will remediate the back and side fence of her site and remediate the yard and side of her Manufactured home. This work is to take place on or before September 30, 2022.
6. The Landlord agreed to cancel the One Month Notice and continue the tenancy in satisfaction of the mutual agreement reached between the parties.
7. The Tenant agrees to withdraw her Application in its entirety in satisfaction of the mutual agreement reached between the parties.

This settlement agreement was reached in accordance with section 56 of the *Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

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: July 19, 2022

Residential Tenancy Branch