



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **CNC, OLC, FFT**

Introduction

The words tenant and landlord in this decision have the same meaning as in the *Residential Tenancy Act*, (the "Act") and the singular of these words includes the plural.

This hearing dealt with an application filed by the tenant pursuant the *Residential Tenancy Act* (the "Act") for:

- An order to cancel a 1 Month Notice to End Tenancy for Cause, pursuant to sections 47 and 55;
- An order for the landlord to comply with the Act, regulations or tenancy agreement pursuant to section 62; and
- Authorization to recover the filing fee from the other party pursuant to section 72.

The landlord WK and both tenants attended the hearing. The landlord acknowledged service of the tenants' Notice of Dispute Resolution Proceedings package and the tenants acknowledged service of the landlord's evidence. Neither party had issues with timely service of documents.

Settlement Reached

Pursuant to section 63 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, turned their minds to compromise and achieved the following resolution of their dispute with the following terms:

1. The RV is to be moved to the compound on a date agreed to by the landlord and the tenants. The landlord will provide the tenants with a key to the compound.
2. The tenant agrees to present the design of the exterior of the single container to be left on the pad site for the landlord's approval which will not be unreasonably withheld.

3. The second container will be removed from the pad site on a date agreed to by the landlord and the tenants.
4. The tenants agree that they will comply with the park rules to limit the number of vehicles on the site to 2. Visitor vehicles on a temporary basis are not to be included in the number of vehicles. The parties may vary this term by mutual agreement.
5. The notice to end tenancy is cancelled and of no further force or effect by consent.

Both parties testified that they understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute. As the parties resolved matters by agreement, I make no findings of fact or law with respect to the application before me.

Conclusion

This application was settled in the terms set out above pursuant to section 63 of the Act.

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: January 20, 2023

Residential Tenancy Branch