



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

A matter regarding LAZY S J HOLDINGS LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNR, CNOP, CNMN, MNDCT, RR, RP, OLC  
OPR-DR

### Introduction

This hearing dealt with an Application for Dispute Resolution that was filed by the Tenant under the *Manufactured Home Park Tenancy Act* (the Act) on January 10, 2023, seeking:

- Cancellation of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (10 Day Notice);
- Compensation for monetary loss or other money owed;
- A rent reduction for repairs, services, or facilities agreed upon but not provided;
- Repairs to the rental unit; and
- An order that the Landlord comply with the Act, regulation, or tenancy agreement.

This hearing also dealt with an Application for Dispute Resolution that was filed by the Landlord under the Act on January 12, 2023, seeking:

- An order of possession based on the 10 Day Notice.

The hearing was convened by telephone conference call and was attended by the Tenant, a support person for the Tenant RE, and an agent for the Landlord JG (Agent). All parties provided affirmed testimony.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 56 of the Act, I

could assist the parties to reach an agreement, which would be documented in my decision and any supporting order(s).

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree that the tenancy will end at 1:00 pm on June 7, 2023.
2. The parties agree that the Tenant must comply with all court orders regarding attendance to the rental site and manufactured home park.
3. The parties agree that the Tenant must give at least 24 hours notice to the Landlord before attending the rental site or the manufactured home park. This notice must be in writing and state the date and time of the entry, which must be between 8:00 am and 4:00 pm.
4. The parties agree that the Tenant owes the Landlord \$1,550.00 in outstanding rent for the period up to and including May 31, 2023, and the Tenant agrees to pay this amount to the Landlord.
5. The parties agree that if the Tenant retains possession of the rental site as of June 1, 2023, they owe the Landlord rent for the period of June 1, 2023 – June 7, 2023, in the amount of \$71.33, and the Tenant agrees to pay this amount to the Landlord.
6. The parties agree to comply with all sections of the Act, regulation, and park rules with regards to sale of the manufactured home, assignment of the tenancy agreement, or acceptance of a purchaser, if applicable.

### Conclusion

I order the parties to comply with the terms of the mutual settlement agreement described above.

In support of the settlement described above, and with the agreement of the parties, I grant the following orders.

I grant the Landlord a \$1,550.00 monetary order. This order must be served on the Tenant as soon as possible. Should the Tenant fail to comply with this order, it may be filed in the Small Claims Court of British Columbia and enforced as an order of that Court.

I grant the Landlord an order of possession for 1:00 pm on June 7, 2023. This order must be served on the Tenant as soon as possible. Should the Tenant fail to comply

with this order, it may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

I grant the Landlord a \$71.33 conditional monetary order. This order may only be served on the Tenant if they still retain possession of the rental site as of June 1, 2023, and do not voluntarily pay this amount on that date. Should the Tenant fail to comply with this order, it may be filed in the Small Claims Court of British Columbia and enforced as an order of that Court.

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: May 8, 2023

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Residential Tenancy Branch