



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing

A matter regarding 0868732 B.C. LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, FFL

### Introduction

This hearing was scheduled to deal with a landlord's application for an Order of Possession and Monetary Order for unpaid rent.

Both parties appeared and/or were represented at the hearing and the parties were affirmed. The hearing process was explained to the parties and the parties were given the opportunity to ask questions about the process. Both parties had the opportunity to make relevant submissions and to respond to the submissions of the other party pursuant to the Rules of Procedure.

During the hearing, the parties turned their minds to resolving this matter by way of a mutual agreement. I have recorded the mutual agreement by way of this decision and the order that accompanies it.

### Issue(s) to be Decided

What are the terms of the mutual agreement?

### Background and Evidence

The parties mutually agreed upon the following terms in resolution of this dispute:

1. The tenant shall meet the park manager at 2:30 p.m. today and give the park manager \$486.00 to satisfy the rental arrears.
2. The tenancy continues at this time, conditional upon the tenant paying the full monthly rent on or before the first of every month.

3. The landlord is provided a conditional Order of Possession that may be served and enforced only in the event the tenant fails to pay the full monthly rent by the due date.

### Analysis

Pursuant to section 56 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record the agreement in the form of a decision or order.

I have accepted and recorded the mutual agreement reached by the parties during this hearing and I make the term(s) an Order to be binding upon both parties.

In recognition of the mutual agreement, the tenancy continues at this time; however, failure to pay the full monthly rent on or before the first day of every month will bring the tenancy to an end. The landlord is provided a **conditional Order of Possession** that may **only** be served and enforced if the tenant fails to pay the full monthly rent by the first day of every month.

### Conclusion

The parties resolved this matter by way of a mutual agreement that I have recorded in this decision.

In recognition of the mutual agreement, the tenancy continues at this time; however, failure to pay the full monthly rent on or before the first day of every month will bring the tenancy to an end. The landlord is provided a **conditional Order of Possession** that may **only** be served and enforced if the tenant fails to pay the full monthly rent by the first day of every month.

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: June 09, 2023

---

Residential Tenancy Branch