



# Dispute Resolution Services

Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

**Dispute Codes**      CNC

### **Introduction**

This hearing dealt with the Tenant's application pursuant to the *Manufactured Home Park Tenancy Act* (the Act) to cancel the One Month Notice to End Tenancy for Cause (the Notice).

The Tenant attended the hearing. The Landlord was represented at the hearing by its manager (JM) and its owner (KB).

### **Preliminary Issue – Naming of Parties**

On the application, the Tenant listed JM and his wife KM as landlords. JM and KB stated that the Landlord was a corporate entity named KH Ltd. The Tenant stated that he paid rent to a different entity named LMHP. KB stated that LMHP is not a legal entity but is simply the name KH Ltd operates the manufactured home park under. With the consent of the parties, I amended the application so that the respondent is KH Ltd dba LMHP (full names on the cover of this decision).

Additionally, the Tenant advised me that he misspelled his first name when he made the application, switching the order of two of the letters. I ordered that the application was amended to correct this error.

### **Settlement**

Pursuant to section 63 of the Act, an arbitrator may assist the parties to settle their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute:

1. By June 30, 2023, the Tenant will:
  - a. clean the manufactured home site;

- b. repair the siding on the manufactured home; and
  - c. make all reasonable efforts to remove the van located on the manufactured home site.
2. The Landlord will withdraw the Notice.

The parties gave verbal affirmation at the hearing that they understood and agreed to the above terms as legal, final, and binding, which settle all aspects of this dispute.

### **Conclusion**

As the parties have reached a settlement, I make no factual findings about the merits of this application.

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

Dated: June 2, 2023

---

Residential Tenancy Branch