



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

A matter regarding UCLUELET CONTRACTING COMPANY  
LTD. and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      PSF, AS, OLC, FFT

### Introduction and Preliminary Matters

On April 16, 2023, the Tenant applied for a Dispute Resolution proceeding seeking a provision of services or facilities pursuant to Section 55 of the *Manufactured Home Park Tenancy Act* (the “*Act*”), seeking an Order to allow an assignment or sublet pursuant to Section 58 of the *Act*, seeking an Order to comply pursuant to Section 55 of the *Act*, and seeking to recover the filing fee pursuant to Section 65 of the *Act*.

The Tenant attended the hearing, with C.L. attending as her advocate. W.G. attended the hearing as the owner of the property, with K.G. attending as an agent for the Landlord and L.M. attending as counsel for the Landlord. At the outset of the hearing, I explained to the parties that as the hearing was a teleconference, none of the parties could see each other, so to ensure an efficient, respectful hearing, this would rely on each party taking a turn to have their say. As such, when one party is talking, I asked that the other party not interrupt or respond unless prompted by myself. Furthermore, if a party had an issue with what had been said, they were advised to make a note of it and when it was their turn, they would have an opportunity to address these concerns. The parties were also informed that recording of the hearing was prohibited, and they were reminded to refrain from doing so. As well, all parties in attendance, with the exception of A.M., provided a solemn affirmation.

Service of the Notice of Hearing package and documentary evidence was discussed, and there were no issues concerning service. As the Tenant was the only party to submit evidence, that evidence will be accepted and considered when rendering this Decision.

Prior to hearing submissions from the parties, L.M. acknowledged that the Landlord had

withheld consent to assign the site. As such, the parties turned their minds to reaching a full and final settlement agreement. The parties were able to reach an agreement and I have recorded the terms of agreement by way of this Decision and the conditional Monetary Order that accompanies it.

### Settlement Agreement

The parties raised the possibility of settlement pursuant to Section 63(1) of the *Act* which allows an Arbitrator to assist the parties to settle the dispute. I explained to the parties that settlement discussions are voluntary, that if they chose not to discuss settlement I would make a final and binding Decision on the matter, and that if they chose to discuss settlement and did not come to an agreement, that I would make a final and binding Decision on the matter.

I advised the parties that if they did come to an agreement, I would write out this agreement in my written Decision and make any necessary Orders. I also explained that the written Decision would become a final and legally binding agreement. The parties did not have questions about discussing a settlement when asked.

The parties reached the following full and final settlement agreement during the hearing:

1. The Landlord confirms that if the Tenant applies to assign the site, the Landlord will consider each assignment request in accordance with the *Act* and *Manufactured Home Park Tenancy Regulation*.
2. The Landlord must pay to the Tenant an amount of **\$100.00**, which represents the cost of the filing fee. The Tenant may withhold this amount from a future months' rent; however, a conditional Monetary Order will be awarded to the Tenant should this amount not be withheld. Only the amount remaining unpaid by the Landlord will be enforceable.
3. The parties agreed that fulfilment of this condition would amount to full and complete satisfaction of this dispute.

This settlement agreement was reached in accordance with Section 56 of the *Act*. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that they understood the binding nature of this full and final settlement of this dispute.

Conclusion

The parties reached a full and final settlement agreement in resolution of this dispute. I have recorded the terms of settlement in this Decision, and in recognition of the settlement agreement, the Tenant is provided with a conditional Monetary Order in the amount of **\$100.00** to serve and enforce upon the Landlord, if necessary. The Order must be served on the Landlord by the Tenant. Should the Landlord fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that Court. This Order will only be enforceable in the amount that remains unpaid by the Landlord.

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 31, 2023

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Residential Tenancy Branch