



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes

For the tenant: CNC, OLC

For the landlord: OPR, MNRL, FFL

Introduction

Pursuant to section 51 of the Manufactured Home Park Tenancy Act (the Act), I was designated to hear an application regarding the above-noted tenancy.

The Tenant applied for:

- cancellation of a One Month Notice to End Tenancy for Cause, pursuant to section 40; and
- an order for the landlord to comply with the Act, the Manufactured Home Park Tenancy Regulation and/or tenancy agreement, pursuant to section 55.

The Landlord applied for:

- an order of possession under a 10-Day Notice to End Tenancy for Unpaid Rent, pursuant to sections 48;
- a monetary order for unpaid rent, pursuant to section 60; and
- an authorization to recover the filing fee for this application, under section 65.

Both parties attended the hearing. The Landlord was assisted by agent SS. All were given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

Settlement

Pursuant to section 56 of the Act, an 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, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues listed in these applications for dispute resolution:

1. The Tenant agrees to provide the Landlord with vacant possession of the subject rental property on July 17, 2023 by 1:00 pm.
2. The Tenant will pay the Landlord \$150.00 per month, starting August 1, 2023, for 15 months.

Conclusion

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

To give effect to the settlement reached between the parties and as discussed with them during the hearing, pursuant to section 56(2) of the Act, I issue an order of possession to the Landlord, which is to take effect on July 17, 2023 by 1:00 pm. The Landlord is provided with this order in the above terms and must serve it on the tenant in accordance with the Act. If the Tenant fails to comply with this Order, this order may be filed and enforced as an order of the Supreme Court of British Columbia.

To give effect to the settlement reached between the parties and as discussed with them during the hearing, pursuant to section 56(2) of the Act, I grant the Landlord a monetary order of \$2,250.00. The monetary order for the August 1, 2023 payment may be served if the Tenant defaults on the monthly payments. If the Tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) to be 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 *Manufactured Home Park Tenancy Act*.

Dated: July 14, 2023

Residential Tenancy Branch