

DECISION

Introduction

This was a cross application hearing that dealt with the Tenant application pursuant to the *Manufactured Home Park Tenancy Act* (the *Act*) for:

- cancellation of the One Month Notice to End Tenancy, pursuant to section 40;

This hearing also dealt with the Landlord's application pursuant to the *Manufactured Home Park Tenancy Act* (the *Act*) for:

- an Order of Possession for Unpaid Rent, pursuant to sections 40 and 48; and
- authorization to recover the filing fee for this application from the tenants, pursuant to section 65.

Both Tenants named in the Landlord's application for dispute resolution and Landlord agents C.W. and J.W. attended the hearing and were each given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

Preliminary Issue- Amendment

Tenant W.K.C. mis-spelled his first name in his application for dispute resolution. I amend Tenant W.K.C.'s first name to be spelt correctly.

Settlement

Pursuant to section 56 of the *Act*, the 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 in attendance at this hearing agreed to the following final and binding settlement of all issues currently under dispute:

1. The Landlord agrees to cancel the One Month Notice to End Tenancy for Cause dated October 13, 2023.
2. The parties agree that the Park Agreement is an addendum to the Tenancy Agreement.

3. The Tenants agree to follow the Park Agreement and in particular section 18 of the Park Agreement.
4. The Tenants agree to follow the Pet Agreement document signed by them.
5. The parties agree that section 18 of the Park Agreement is a material term of the Tenancy Agreement and may lead to the end of the tenancy if breached.

These particulars comprise the full and final settlement of all aspects of this dispute for both parties. Both 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.

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: January 30, 2024

Residential Tenancy Branch