

DECISION

Introduction

Pursuant to section 51 of the Manufactured Home Park Tenancy Act (the Act), I was designated to hear joined applications.

The Landlord's August 28, 2025 Application for Dispute Resolution under the Act is for:

- An Order of Possession under a One Month Notice to End Tenancy for Cause (One Month Notice), pursuant to sections 40 and 48;
- An authorization to recover the filing fee for this application, under section 65.

The Landlord's second August 28, 2025 Application for Dispute Resolution under the Act is for:

- An Order of Possession under a One Month Notice to End Tenancy for Cause (One Month Notice), pursuant to sections 40 and 48;
- An authorization to recover the filing fee for this application, under section 65.

I note that each application is regarding a different rental site [50 and 28].

Settlement

Under section 56 of the Act, the Arbitrator may assist the parties to settle their dispute. 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 this hearing, the parties reached an agreement to settle their dispute.

Both parties agreed to the following terms of a final and binding resolution of both applications and the issues in dispute arising out of this tenancy at this time and that they did so of their own free volition and without any element of coercion:

- Both parties agree that all notices to end tenancy pertaining to site 50 that were issued prior to the date of this settlement agreement are cancelled;
 - the tenancy for site 50 shall continue until ended in accordance with the Act;
- Both parties agree that the tenancy for site 28 shall end by January 31, 2026, at 1:00 PM;

- The Tenant agrees to pay the Landlord the cost of both filing fees for the applications related to this dispute, in the amount of \$200.00;
- Both parties agreed that these particulars comprise the full settlement of all aspects of their current applications for dispute resolution.

Conclusion

To give effect to the settlement, I grant an Order of Possession to the Landlord **effective at 1:00 PM on January 31, 2026, after service of this Order on the Tenant.** Should the Tenant or anyone on the premises fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

I also grant the Landlord a Monetary Order **in the amount of \$200.00** to be served to the Tenant as soon as possible. If the Tenant does not comply with the Order, this Orders may be filed in the Small Claims Division of the Provincial Court and enforced as Orders of that Court. Monetary Orders that are more than \$35,000.00 must be filed an enforced in the Supreme Court of British Columbia.

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: October 3, 2025

Residential Tenancy Branch