



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Parkbridge Lifestyle Communities Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, FF

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking to cancel a notice to end tenancy.

The hearing was conducted via teleconference and was attended by the tenant and the landlord's agent.

Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to cancel a 1 Month Notice to End Tenancy for Cause and to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 40, 48, 60, and 65 of the *Manufactured Home Park Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties agreed to the following settlement:

1. The tenant withdraws his Application for Dispute Resolution;
2. The tenant agrees that he will have no tenants other than his existing approved tenant; unless he applies and obtains approval from the landlord for a new tenant;
3. The tenant agrees that he will register all guests with the landlord, regardless of their length of the duration of their stay with the tenant;
4. The tenant agrees that if he fails to comply with points 2 or 3 above for a period of 6 months he will vacate the property.

Conclusion

In support of the settlement and with the agreement of both parties I grant the landlord an order of possession effective **two days after service on the tenant**. This order must be served on the tenant and only if the tenant fails to comply with this settlement agreement. If the tenant fails to comply with this order the landlord may file the order with the Supreme Court of British Columbia and 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: February 25, 2013

Residential Tenancy Branch

