



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Green Acres Mobile Home Park
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC, FF
 CNC, AS

Introduction

This hearing was convened by way of conference call concerning applications made by the named landlord and the tenants. Each of the parties has made applications for two separate manufactured home sites within the same manufactured home park, and the parties agreed that all applications be joined to be heard at the same time. The named landlord has applied for an Order of Possession for cause on both sites and to recover the filing fees from the tenants for the cost of the applications. The tenants have applied as against the named landlord and the landlord company for an order cancelling a notice to end tenancy for cause on each of the two sites, and for orders allowing the tenants to assign or sublet because the landlords' permission has been unreasonably withheld, for both sites.

The named landlord and one of the tenants attended the hearing, and each gave affirmed testimony.

During the course of the hearing the parties agreed to settle these disputes on the following conditions:

1. Both notices issued by the landlord to end the tenancies are cancelled and the tenancies both continue;
2. The tenants will list both manufactured homes for sale with a local realtor by February 1, 2015;
3. The person currently residing in one of the manufactured homes will be permitted to remain there while looking after both manufactured homes for the winter or until sold;
4. The landlord not interfere with prospective purchasers or the realtors;
5. The tenants will not re-rent either of the manufactured homes without the landlord's express consent.

Conclusion

For the reasons set out above, the 1 Month Notices to End Tenancy for Cause dated September 25, 2014 respecting each of the two manufactured home sites are hereby cancelled and the tenancies continue.

I hereby order the parties to comply with the settlement agreement set out above.

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: November 28, 2014

Residential Tenancy Branch

