



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP, RP, PSF, FF

Introduction

This hearing was convened in response to an application by the Tenants pursuant to the *Manufactured Home Park Tenancy Act* (the “Act”) for Orders as follows:

1. An Order for the Landlord to make emergency and other repairs – Section 27;
2. An Order for the Landlord to provide services required by law – Section 58;
and
3. An Order to recover the filing fee for this application - Section 65.

The Tenants and Landlord were each given full opportunity to be heard, to present evidence and to make submissions.

Preliminary Matter

At the onset of the Hearing, the Tenants stated that they are seeking compensation for their expenses related to the loss of the sewer system. It was noted that this application did not contain this claim and the Tenants stated that this was supposed to have been included with the application and that they had made this request to the agent when the application was made. As this application does not include a claim for compensation, I find that the Tenants are still at liberty to make a claim for compensation for losses incurred due to the loss of sewer.

Agreed Facts

The tenancy began on August 2007. Rent of \$200.00 is payable monthly. The sewer system requires repair. The Parties reached an agreement during the Hearing on the timing of the repairs.

Settlement Agreement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act, the Parties desire to settle their dispute during the proceedings, and agreement reached between the Parties during the proceedings, I find that the Parties have settled their dispute and the following records this settlement as a decision:

The Parties mutually agree as follows:

- 1. The Landlord will complete repairs to the sewer system and will install a pump and lift system as soon as possible and no later than June 11, 2013.**
- 2. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Conclusion

The Parties have resolved the dispute as set out above on the mutually agreed upon terms.

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: May 28, 2013

Residential Tenancy Branch

