



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, RP, O, FF

Introduction

This hearing was convened as a result of a Tenant's Application for Dispute Resolution for a Monetary Order for compensation for loss under the act, regulation or tenancy agreement, Orders that the Landlord make repairs to the manufactured home site, and to recover the filing fee.

During the hearing, the parties reached a comprehensive settlement. Pursuant to section 56 of the Act, I record this settlement in this my decision. The terms of the settlement are as follows:

1. The Landlord will extend the Tenant's manufactured home site out front by an additional ten feet by the width of the site.
2. The Landlord will construct a fence (not wire) no higher than four feet high at the front of the Tenant's manufactured home site. The cost to construct this fence is to be borne solely by the Landlord.
3. The Landlord will replace the Tenant's clothes' line to a mutually agreeable spot. The cost of this expense is to be borne solely by the Landlord.
4. The Landlord will remove the tree in the front of the Tenant's manufactured home site as well as the tree in the back which is closest to the Tenant's manufactured home. The cost of tree removal is to be borne solely by the Landlord.
5. The Landlord will limb the tree in the neighbour's yard to the north of the Tenant's manufactured home site. The cost of this expense
6. is to be borne solely by the Landlord.

7. The Landlord will repair the lower bottom portion of the Tenant's wooden shed, which was damaged when moved, and replace boards as necessary and possibly install gutters between the metal and wooden shed. The cost of this expense is to be shared equally between the Landlord and the Tenant.
8. The Tenant's monthly pad rental shall be reduced from \$450.00 per month to \$425.00 per month commencing November 1, 2014.
9. The Tenant shall be given a one-time credit for the sum of \$400.00 in recognition in the reduction in the size of the Tenant's manufactured home site from July 2013 to the present. This credit shall be applied to the Tenant's rent for November 2014 such that the Tenant shall pay the sum of \$25.00 for November 2014.

Conclusion

The parties resolved all matters by mutual agreement.

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 03, 2014

Residential Tenancy Branch

