



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

A matter regarding QJ HOLDINGS  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      ERP FFT

### Introduction

This dispute relates to the tenant's Application for Dispute Resolution (application) seeking remedy under the *Manufactured Home Park Tenancy Act* (Act) for the following:

1. Emergency repairs to the unit, site or property.
2. Filing fee of \$100.

The tenants and the landlord agent (agent) attended the teleconference hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing and make submissions to me. Words utilizing the singular shall also include the plural and vice versa where the context requires.

Neither party raised any concerns regarding the service or ability to review the evidence they confirmed receiving.

### Preliminary and Procedural Matters

The parties confirmed their respective email addresses at the outset of the hearing and stated that they understood that the decision would be emailed to them.

### **Settlement Agreement**

During the hearing, the parties agreed to settle this matter on the following conditions:

1. The parties agree that the tenants will accept the October/November Arborist quote for \$2,500 (excluding tax) and will be responsible for the cost to remove the tree that their unit was built around.
2. The landlord accepts no liability for damage caused by the tree as the unit was built around the tree.
3. The landlord agrees to permit the removal of the tree and both parties will work together to obtain any required permits, if necessary.
4. The landlord will be responsible for the removal of the tree and branches once it is fallen.

This settlement agreement was reached in accordance with section 56 of the *Manufactured Home Park Tenancy Act*. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the binding nature of this full and final settlement of these matters.

I decline to grant the filing fee as this matter was resolved by mutual agreement.

I ORDER the parties to comply with their mutual agreement under section 55(3) of the Act.

### Conclusion

This matter was resolved by way of a mutual agreement as noted above pursuant to section 56 of the Act. The parties have been ordered to comply with their mutual agreement pursuant to section 55(3) of the Act. This decision will be emailed to both parties at the email addresses confirmed during the hearing.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: April 24, 2023

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Residential Tenancy Branch