

Decision

Dispute Codes: O, FF

Introduction

This hearing dealt with an application by the landlord(s) for assistance in resolving a dispute related to compliance with the tenancy agreement (Community Guidelines / Rules and Regulations), in addition to recovery of the filing fee. Both parties participated in the hearing and gave affirmed testimony.

Issues to be decided

- Whether the landlord(s) are entitled to the above under the Act

Background and Evidence

Following their purchase of the manufactured home earlier this year, the tenancy was assigned to the tenants effective June 1, 2010. Monthly pad rent is presently \$784.00.

In short, the dispute arises out of the landlords' concern that the tenants are not in compliance with the Community Guidelines / Rules and Regulations. Specifically, the landlords require that the tenants install "aluminum railings on the deck and stairs."

During the hearing the parties exchanged views on the dispute and turned their minds to achieving a practical resolution.

Analysis

The full text of the Act, Regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: www.rto.gov.bc.ca/

Section 56 of the Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows:

- that the parties will meet at the office of the manufactured home community at 9:00 a.m., Friday, January 7, 2011;
- that the tenant(s) will bring with them to that meeting some drawings and specific proposals related to the design and materials to be used for the subject railings;
- that, following the landlords' approval of the design and materials, installation of the railings will be completed by not later than midnight, Monday, January 17, 2011;
- that the tenant(s) will reimburse the landlords' filing fee by way of adding \$50.00 to the next regular payment of monthly rent, and that a monetary order will be issued in favour of the landlords to that effect.

Conclusion

Pursuant to section 65 of the Act, I hereby issue a **monetary order** in favour of the landlords in the amount of **\$50.00**. Should it be necessary, this order may be served on the tenants, filed in the Small Claims Court and enforced as an order of that Court.

DATE: December 20, 2010

Dispute Resolution Officer