Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes   OLC, O, FF

Introduction

This was the hearing of applications by the named tenants. The applications sought the same relief and were scheduled to be heard together. The hearing was conducted by conference call. The tenants attended and the landlord called in and participated. In addition the landlord's park manager and former manager also called in to participate in the hearing.

Conclusion

The tenants applied for several items of relief. They referred to a mediation that took place in 2003 under pursuant to the former legislation governing manufactured home parks wherein an agreement was made to form a local park committee. The tenants sought the formation of an elected Manufactured Home Park Committee under the current legislation and they requested an order directing the landlord to perform maintenance to the park roadways; they also requested that the landlord comply with the provisions of the *Manufactured Home Park Tenancy Act* and to refrain from entering rental pads for what were alleged to be improper purposes.

During the hearing the parties were afforded the opportunity to discuss a settlement and resolution of the matters raised by the two applications and of the matters in dispute between the tenants and the landlords.

The landlord and the tenants have agreed that an elected park committee shall be formed. The landlord has agreed to take all the necessary steps to form an elected park committee in consultation with the tenants and the parties have further agreed that the tenants' concerns, in particular their concerns with respect to road maintenance shall be dealt with by the park committee as soon as it has been formed.

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: March 5, 2013

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Residential Tenancy Branch