



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNC, OPC, MNDC, FF

### Introduction

This hearing was convened in response to applications by the landlord and the tenant.

The landlord's application is seeking orders as follows:

1. For an order of possession;
2. For a monetary order for money owed or compensation under the Act; and
3. To recover the cost of filing the application.

The tenant's application is seeking orders as follows:

1. To cancel a notice to end tenancy for cause, issued on August 2, 2013; and
2. To recover the cost of filing the application.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

1. The tenant agreed to have the electrical inspector attend to her manufactured home to ensure that the load calculation on the electrical panel is not exceeding 70 amps; the tenant is to contact **BC Safety Authority** to arrange for that inspection **no later than September 24, 2013**. If the tenant does not contact BC Safety Authority to make the required inspection by that date, the landlord is granted permission to make arrangements for that inspection on behalf of the tenant.
2. The tenant will provide a copy of the electrical inspection report to the landlord.
3. If the electrical inspector has calculated that the load on the tenant's electrical panel is greater than 70 amps, then the tenant is required to hire a licensed electrician and have the load reduced to the required 70 amps. This work must be completed **no later than October 31, 2013**.
4. The tenant agreed that if the load calculation is found to be greater than 70 amps on her electrical panel then she will pay the landlord the cost of the electrical bill dated January 28, 2013, in the amount of \$83.72.

5. The tenant agreed to pay the landlord \$50.00 for the cost of filing their application. This is to be paid by October 19, 2013.
6. If the tenant fails to comply with this settlement agreement. The landlord is at liberty to reapply for an order of possession and monetary compensation.

This settlement agreement was reached in accordance with section 56 of the *Manufactured Home Park Tenancy Act*.

### Conclusion

As a result of the above settlement, the landlord is granted a monetary order pursuant to section 60 of the Act, should the tenant fail to pay the landlord the cost of their filing fee by the agreed upon date.

The landlord is at liberty to reapply for an order of possession and monetary compensation, should the tenant not comply with this settlement 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: September 19, 2013

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Residential Tenancy Branch

