



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, RR, FF, O

Introduction

This hearing was convened by way of conference call concerning an application made by the tenants for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for an order reducing rent for repairs, services or facilities agreed upon but not provided; and to recover the filing fee from the landlord for the cost of the application.

The hearing did not conclude on the first day scheduled and was adjourned to continue. All parties attended the hearing on both dates.

During the course of the second day of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The landlord will have the porch, stairs and secondary door to the tenants' manufactured home built as per the building inspector's report, including a landing with a deck and a landing with stairs at no cost to the tenants;
2. The landing with the deck will have a vinyl or dura-deck type flooring at no cost to the tenants;
3. The landlord will provide a machine for excavating and landscaping at no cost to the tenants which will include a sidewalk;
4. The landlord will ensure a vapor barrier on the skirting of the tenants' manufactured home is sealed and another access added at no cost to the tenants;
5. The work will be completed in a timely manner, and in any event by July 15, 2014;
6. The landlord agrees to provide the excavating for post supports suitable for a carport if requested by a purchaser of the tenants' manufactured home at no cost to the tenants or a purchaser, and the tenants may advertise that feature in a real estate advertisement.

Conclusion

I hereby order the parties to comply with the conditions of the settlement agreement as set out above.

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: June 18, 2014

Residential Tenancy Branch

