



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Lombardy Management Ltd.
and [tenant name suppressed to protect privacy]

RECORD OF SETTLEMENT

Dispute Codes MNDC, OLC, ERP, RP, RR, FF

This hearing was convened to address a claim by the tenant for a monetary order, an order authorizing her to reduce her rent and an order compelling the landlord to perform repairs and comply with the Act. At the hearing, the tenant withdrew her monetary claim and her claim for a rent reduction. The remaining issues were settled on the following terms:

- The landlord will provide a truckload of gravel and pay to have it spread on the road in front of the tenant's site. The parties will work together to determine the proper grade of gravel to use.
- The landlord will repair the part of the tenant's driveway that was removed when new water lines were installed in the park.
- The landlord will ensure roads in the park are properly sanded during the winter. If the tenant believes that sanding is required, she will telephone the landlord to advise him of the situation.
- The landlord will unlock the garbage bins for the tenant should she require them on a day in which they are not normally open. If the tenant's husband cannot place her garbage in the bins, the tenant may contact the landlord's agent who can help her lift the bags into the bins.
- The landlord will confirm with the municipality whether the tenant needs to remove her 5th wheel from the back yard of the rental unit and if the city does not require it to be removed, the tenant may keep the 5th wheel there. The tenant is cautioned that if the city requires it to be moved, this is beyond the landlord's control and she will be obligated to comply with any city order to that effect.

The parties did not agree on a timeframe for the above work to be completed but are encouraged to work cooperatively with each other in order to avoid future hearings.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: November 21, 2014

Residential Tenancy Branch

