



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, ERP, PSF, FF

This hearing dealt with an application by the tenants for an order setting aside a notice to end this tenancy and orders that the landlord perform repairs and provide services. The parties agreed that the tenants vacated the manufactured home park on April 20, rendering the tenants' claim moot. I consider the claim to have been withdrawn.

At the hearing, the tenant advised that the landlord would not permit her to remove a tanning bed from his shed. The landlord initially vehemently denied any knowledge of the bed, but at the end of the hearing acknowledged that he was aware the bed was locked in the shed and said he would not release it to the tenants until they paid rent for use of the shed. I advised the landlord that he did not have a legal right to keep the bed or to charge the tenants rent for use of the shed. The landlord indicated that he would allow the male tenant to access the shed and I encouraged the parties to work cooperatively to avoid the need for a further hearing.

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: May 05, 2015

Residential Tenancy Branch