



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Leigh M.Large  
and [tenant name suppressed to protect privacy]

## **DECISION**

Codes: MNDC, OLC, RP, FF

### Introduction:

The tenant has applied for Order to compel the Landlord to comply with the act, make repairs and for a monetary Order for compensation amounting to \$ 5,000.00 for a breach of the covenant of quiet enjoyment.

### Facts:

A tenancy on July 28, 2005 with rent in the amount of \$ 613.33. Both parties were represented at the conference all hearing.

### Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 56(2) as follows:

- a. The landlord will properly fill in all ditches that are adjacent to the tenant's pad, unit and fence along her property line,
- b. The landlord will provide the tenant with a copy of a site survey report dated 2012,
- d. The landlord will build a fence between sites 35 and 36, beginning from the road and ending at the property line, and
- e. The landlord will speak to the tenants in unit 34 to attempt to enable that tenant and this tenant in unit 36 to live along side each other in peaceful coexistence.

Conclusion:

As a result of the settlement I have dismissed all of the tenant claims herein. There shall be no order as to reimbursement of the filing fee herein as it was not part of the 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: August 28, 2015

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Residential Tenancy Branch

