



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding LOMBARDY MANAGEMENT LTD.  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      CNC FF

### Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Manufactured Home Park Tenancy Act*. (the "Act"). The tenant applied to cancel a 1 Month Notice to End Tenancy for Cause (the "1 Month Notice") dated July 31, 2015, and for a rent reduction for repairs, services or facilities agreed upon but not provided.

The tenant, an agent for the landlord (the "agent"), and the owner of the manufactured home park (the "owner") attended the teleconference hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

### Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenant will comply with the Park Rules, a new copy of which will be served on the tenant by the agent by **October 19, 2015 by 5:00 p.m.**
2. The tenant agrees to finish building his side fence and install the siding on the unit by **November 16, 2015 by 5:00 p.m.**

3. The tenant withdraws his application in full and the parties mutually agree to withdraw the 1 Month Notice dated July 31, 2015.
4. If the tenant fails to comply with #2 above, the landlord reserves the right to issue a new 1 Month Notice.

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

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: October 16, 2015

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Residential Tenancy Branch

