



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

Dispute Codes: OPC & FF

## Introduction

The Application for Dispute Resolution filed by the landlord seeks the following:

- a. An Order for Possession for cause
- b. An Order to recover the cost of the filing fee.

A hearing was conducted by conference call in the presence of both parties. At the start of the hearing the parties stated they had reached a settlement.

## Settlement:

The parties reached a settlement and they asked that I record the settlement pursuant to section 63(2) of the Residential Tenancy Act as follows:

- a. The Tenant shall replace the skirting to the manufactured home with vinyl skirting designed for that purpose in keeping with the Rules of the Park by December 31, 2017.
- b. The Tenant shall replace the siding of the manufactured home and Addition with vinyl siding designed for that purpose in keeping with the Rules of the Park by March 31, 2017.
- c. The Tenant shall replace the aluminium windows with double glazed vinyl framed window to match those he has already replaced by March 31, 2018.
- d. The Tenant shall replace the alternative access door with an insulated door (and if it has a window the window must be double glazed) by March 31, 2018.
- e. The Tenant shall ensure the porch to the emergency exit door is moved back and/or attached to the manufactured home in accordance with the Regulations by April 30, 2018.
- f. The Tenant shall replace the grass and landscaping at the front of the pad site by May 31, 2018.
- g. The landlord withdraws the Notice to End Tenancy dated June 16, 2017 and reinstates the tenancy.

As a result of the settlement I made the following orders:

- a. The tenant shall complete the repairs to the manufactured home and site in accordance with the settlement recorded above.

- b. The Notice to End Tenancy dated June 16, 2017 shall be cancelled as withdrawn. The tenancy shall continue with all rights and obligations of the parties remaining unchanged.
- c. The application for an Order of Possession and the cost of the filing fee shall be dismissed.

**This decision and order is final and binding on the parties.**

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*, SBC 2002, c. 77.

Dated: December 12, 2017

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Residential Tenancy Branch