



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PLAYER ENTERPRISES LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **FFT OLC**

Introduction

This hearing dealt with the tenant's application pursuant to the *Manufactured Home Park Tenancy Act* (the "Act") for:

- Authorization to recover the filing fees from the landlord pursuant to section 65; and
- An order for the landlord to comply with the Act, Regulations and/or tenancy agreement pursuant to section 55.

Both the landlord and the tenant attended the hearing. The landlord was represented by the owner of the manufactured home park, FM ("landlord"). The landlord acknowledged receipt of the tenant's application for dispute resolution and did not raise any issues with timely receipt of materials. I find the landlord was properly served with the application in accordance with section 82 of the Act.

Settlement Reached

Pursuant to section 56 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute at this time,

1. The landlord agrees to instruct the park manager to fully open the curb-stop valve supplying water to the tenant's manufactured home pad.

2. If the landlord determines there is a deficiency with the curb-stop valve, upon assessment he will replace it as necessary.

Both parties testified that they understood and agreed to the above terms, free of any duress or coercion. Both parties testified that they understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute.

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 15, 2019

Residential Tenancy Branch