



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ALDER POINT PROPERTIES
LTD. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes LANDLORD: MND, FF
TENANT: OLC, FF

Introduction

This matter dealt with applications by both the Tenants and the Landlord.

The Tenants applied for the Landlord to comply with the Act, regulations and tenancy agreement and to recover the filing fee.

The Landlord applied for compensation for damage to the unit, site or property and to recover the filing fee.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Tenants agreed to remove the fence around their patio to comply with the Landlord's request that it was encroaching on the Tenant's neighbor's site. The Tenants said the fence will be removed by April 30, 2020.
2. The Landlord agreed that by removing the fence it would fully satisfy their application. The Landlord agreed to the date of April 30, 2020 for the removal of the fence. The Landlord's application is withdrawn/cancelled.
3. The Tenants agreed by removing the fence it would resolve the dispute with the Landlord. The Tenants' application is withdrawn/cancelled.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The dispute is resolved by mutual agreement to remove the fence surrounding the Tenants' patio.

Both the Tenants' and the Landlord's applications are withdrawn/cancelled.

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: December 09, 2019

Residential Tenancy Branch