



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, OLC, MNDCT, RP, RR, LRE, PSF, OT, MNRT

Introduction

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

- an order to the landlord to make repairs to the rental unit pursuant to section 26;
- a monetary order for the cost of emergency repairs to the rental unit in the amount of \$1,000 pursuant to section 60;
- cancellation of the landlord's 10 Day Notice to End Tenancy for Unpaid Rent (the "**Notice**") pursuant to section 39;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 55;
- an order to allow the tenant to reduce rent for repairs, services or facilities agreed upon but not provided, pursuant to section 58;
- an order to the landlord to provide services or facilities required by law pursuant to section 58;
- a monetary order for compensation for damage or loss under the Act, regulation or tenancy agreement in the amount of \$1,000 pursuant to section 60; and
- an order to suspend or set conditions on the landlord's right to enter the rental unit pursuant to section 63.

The tenants attended the hearing. Landlord JB attended the hearing on behalf of both landlords. All were given a full opportunity to be heard, to present affirmed testimony, and to make submissions.

Analysis

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, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

The parties agreed to the following final and binding settlement of all issues currently under dispute:

1. The parties will only communicate with each other via email (addresses to be used located on the cover of this decision).
2. The tenants will provide the landlords with vacant possession of the site no later than 60 days after the declaration of a state of emergency made March 18, 2020 under section 9(1) of the *Emergency Program Act* expires or is cancelled, or if there is an extension of the declaration under section 9(4) of the *Emergency Program Act*, the date on which the last extension expires or is cancelled.
3. If the garbage containers are overflowing, the tenants will notify the landlords of this. The landlords will, by the end of the following weekend, attend the site and remove all garbage in and around the containers to the garbage dump.
4. The tenants will provide the landlords with proof of vehicle “sitting” insurance for the SUV parked on the site.

These particulars comprise the full and final settlement of all aspects of this dispute. The parties gave verbal affirmation at the hearing that they understood and agreed to the above terms as legal, final, and binding, which settle all aspects of this dispute between.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of this application.

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: May 11, 2020

Residential Tenancy Branch