



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding OAKDALE MOBILE HOME PARK LTD. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ORL, FF

Introduction

The landlord applies for an order that the tenants be required to maintain the manufactured home site by attending to the removal of fallen fruit, the trimming of trees, the removal of junk or garbage and the regular removal of household waste to the curbside for pickup.

This matter was resolved at hearing by a consent order.

Accordingly, I **DIRECT AND ORDER** that on or before **DECEMBER 1, 2020**, the tenants attend to following:

1. The trimming or removal of trees located on the site. The attending tenant confirms that all trees were planted by the tenants and that he has arranged for the removal of all trees.
2. Collection and disposal of all fallen fruit from those trees.
3. The disposal of all household waste by use of the weekly curbside pickup available to tenants of this park.
4. The removal of all junk or discarded items from the outdoor grounds of the site and as shown in the photographs submitted by the landlord and more particularly, but without limiting the generality of the foregoing: plastic garbage bags, old cushions, a tool box, pieces of luggage, empty cans, a weed eater, a table with various items on it, plastic bins, a table saw on its side, electrical wiring and various electrical items, a barbeque, an automotive jack. This list specifically excludes the Pontiac vehicle in the photos, which the tenant represents to be

currently licensed for use on public roads and to be driveable but for a dead battery.

This directive is an “order of the director” within the meaning of s. 40(k) of the *Manufactured Home Park Tenancy Act*, which provides that a landlord may end a tenancy on one month’s notice where:

(k) the tenant has not complied with an order of the director within 30 days of the later of the following dates:

- (i) the date the tenant receives the order;
- (ii) the date specified in the order for the tenant to comply with the order.

As this matter was settled at hearing I decline to award recovery of any filing fee.

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: October 20, 2020

Residential Tenancy Branch