



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes OLC

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking an order that the landlord comply with the Manufactured Home Park Tenancy Act, regulation or tenancy agreement.

The tenant and the landlord attended the hearing, and the tenant was accompanied by a witness. No one gave affirmed testimony.

During the course of the hearing the parties agreed to settle this dispute with respect to the park rules provided for this hearing entitled "Guidelines For Living," in the following terms:

1. The landlord will ensure that the residents will remove all hitches on the home and install skirting acceptable to the landlord, within 30 days of occupancy, and not be permanently attached to a foundation;
2. The landlord will ensure that residents affix lot numbers to the front of their homes;
3. The landlord will ensure that the resident of stall #22 will maintain the lot and home, its facilities and equipment, in good repair and in a neat, clean and sanitary condition within 1 week of the date of this Decision.
4. The landlord will ensure that residents keep and maintain lots and homes in a safe condition;
5. The landlord will ensure that residents do not store any kind of garbage or litter within 1.5 meters of the rear and side of mobile home space lines, which will be used for maintenance or oil tanks only;
6. The landlord will ensure that no trespassing will be permitted on another resident's space without that resident's permission;
7. The landlord will ensure that resident's use of their lots and homes comply with all provincial, regional and municipal statutes;
8. The landlord will ensure that the motor vehicle speed limits throughout the manufactured home park of 15 kph is enforced;
9. The landlord will ensure that no resident keeps a vehicle with excessive rust, in need of repair, or with flat tires or unsafe because of missing or broken lights,

- glass, etc., or an eyesore to other tenants and considered unsightly by management, and no trucks larger than a pick-up truck;
10. The landlord will ensure that no residents may set any open fires in the manufactured home park except charcoal grills used for barbecue purposes;
 11. The landlord will ensure that no dogs are allowed, including guests, and that cats will not be allowed to roam;
 12. The landlord will ensure that residents shall not make or cause, or permit to be made or caused, in or on a highway or elsewhere in the Village, any noise or sound which disturbs the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood;
 13. The landlord will ensure that no owner, tenant or occupier of real property shall allow that property to be used so that a noise or sound which originates from that property disturbs the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood;
 14. The tenant will ensure that no person who is not named in the Lease as a Tenant may reside in a home for more than two weeks;
 15. The tenant will ensure that a person, not registered as a resident, may reside in a home as a registered guest, for a period in excess of two weeks, but such person must have prior written consent of the landlord for this purpose and must be formally registered, and that no more than four persons may temporarily or permanently reside in a home at any time.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter, and I so order.

Conclusion

I hereby order the parties to comply with the settlement agreement as set out above.

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 09, 2024

Residential Tenancy Branch