



Dispute Resolution Services

Residential Tenancy Branch
Ministry of Housing and Municipal Affairs

File No: 910194783

In the matter of the *Manufactured Home Park Tenancy Act*, SBC 2002, c. 77, as amended

Between

GEORGIAN PROPERTIES LTD., Landlord(s),

Applicant(s)

And

VALERIE LUCAS and ALAISTAIR DALE, Tenant(s),

Respondent(s)

Regarding a rental site at: 35-5854 Turner Road, Nanaimo, BC

Date of Facilitated Settlement Conference: May 15, 2025, by conference call.

Date of Facilitation: May 15, 2025

Attending:

For the Landlord: Pamela Power, agent

For the Tenant: Valerie Lucas, Alastair Dale, Gilbert Sargen, assistant



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Settlement Agreement

Introduction

This facilitated settlement conference was convened to consider the Landlord's Application for Dispute Resolution (the Application) under the *Manufactured Home Park Tenancy Act* (the "Act") for:

- An order that the Tenant comply with the Act, regulation and/or tenancy agreement pursuant to section 55
- Authorization to recover the filing fee from the Tenant pursuant to section 65

Parties attending the facilitated settlement conference

Both the Landlord(s) and the Tenant(s) attended the facilitated settlement conference.

Settlement Reached

Under section 56 of the Act, the Case Facilitator may assist the parties to settle their dispute. 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.

The parties achieved a full resolution of their dispute with the following terms:

1. The Tenant will continue to have the curly willow tree pruned annually in the Fall by a certified arborist in accordance with the certified arborist's recommendations. The Tenants will provide the Landlord with the certified arborist's written recommendations annually.
2. The Tenants will maintain their fence in good repair.
3. The Landlord will not require the Tenants to stain or paint the fence surrounding their rental site. The Tenants acknowledge that the Landlord is making this exception to the Park Rules on the basis that the unstained fence is grandfathered in as it was installed prior to the Tenants taking over the rental site. This exception applies only to these Tenants.

4. To facilitate settlement between the parties, the director of the Residential Tenancy Branch will return the filing fee to the Landlord.

Both parties testified that this agreement was made of their own free will, without any coercion, and that they understood and agreed that the terms are legal, final, binding and enforceable, and which settle all aspects of this dispute. As the parties resolved matters by agreement, I make no findings of fact or law with respect to the applications before me.

Conclusion

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: May 15, 2025



L. Slang, Case Facilitator
Residential Tenancy Branch

NOW THAT YOU HAVE YOUR DECISION

*All dispute resolution decisions are binding.
Both landlords and tenants are **required to comply**.*

RTB-136

RTB Website

The RTB website (www.gov.bc.ca/landlordtenant) has information about:

- How and when to enforce an order of possession or a monetary order (www.gov.bc.ca/landlordtenant/orders)
- How and when to have a decision or order corrected or clarified (www.gov.bc.ca/landlordtenant/review)
- How and when to apply for a limited grounds review. *Very limited* circumstances apply.
Please note: This is not a chance to reargue your case – disagreeing with a decision is not grounds for a review.

Your application for review will be dismissed if you do not provide evidence and information on how the review will change the outcome of the original decision.

Legislated deadlines apply (www.gov.bc.ca/landlordtenant/review)

Other Resources

Resources:

[Tenancy Policy Guidelines](#)
[RTB Rules of Procedure](#)
[Information Sheets](#)

Legislation:

[Residential Tenancy Act](#)
[Residential Tenancy Regulation](#)
[Manufactured Home Park Tenancy Act](#)
[Manufactured Home Park Tenancy Regulation](#)

RTB Staff

Contact any Service BC Office or visit the RTB office nearest you.

For current information on locations and office hours, visit the RTB website at www.gov.bc.ca/landlordtenant

To speak with RTB staff or listen to the 24 Hour Recorded Information Line, call:

- Toll-free: 1-800-665-8779
- Greater Vancouver: 604-660-1020
- Victoria: 250-387-1602