

ARBITRAGE

*Under the Regulation respecting the guarantee plan for new residential buildings
Building Act*

**(Decree 841-98 of June 17, 1998, as amended, c. B-1.1, r.0.2,
Building Act, Lois refondues du Québec (L.R.Q.), c. B-1.1, Canada)**

Groupe d'arbitrage Juste Décision – GAJD

BETWEEN

FRANCESCA ROSSI and ANTHONY VINCELLI-MORASH
Beneficiairies

And

LES HABITATIONS SYLVAIN DESROCHERS INC.
Contractor

And

GARANTIE DE CONSTRUCTION RÉSIDENTIELLE (GCR)
Manager

File N° / Garantie : 192411-8677
File N° / GAJD : 20222311
File N° / Arbitrator : 35304-69

ARBITRATION AWARD

Arbitrator : Me Pierre Brossoit
For the Beneficiaries : Francesca Rossi et Anthony Vincelli-Morash
For the Contractor : Sylvain Desrochers
For the Manager : Me Marc Baillargeon
Date of hearing : N/A
Immovable concerned : 879 Place des Argus, Saint-Lazare

THE FACTS

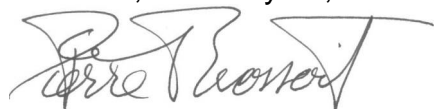
- [1] On November 10, 2022, the Manager (Benoit Bissonnette, conciliator) rendered a decision (the "**Decision**") on five (5) points of the Beneficiaries' claim in connection with the construction of the Building by the Contractor.
- [2] On November 30, 2022, the Beneficiaries request arbitration of the Decision on points 2, 3, 4, and hereafter named:
- Point 2: Scratched patio door windows;
- Point 3: Visible screw head on drywall; and
- Point 4: Location of central vacuum outlet.
- [3] On February 10, 2023, the Beneficiaries informed the parties and the Tribunal that they concluded an agreement with the Contractor and therefore wishes to desist from their request for arbitration.
- [4] Consequently, the Tribunal takes note of the withdrawal of the Beneficiaries from their request for arbitration.
- [5] The costs of this arbitration are the sole responsibility of the Administrator.

FOR THESE REASONS, THE ARBITRATION TRIBUNAL:

TAKES NOTE of the withdrawal of the Beneficiaries' request for arbitration on points 2, 3 and 4 of their request for arbitration.

CONDEMNS the Administrator to pay the costs of the arbitration.

Montreal, February 10, 2023



Me Pierre Brossoit, arbitrator