

## **Decision**

### **Dispute Codes:**

Landlord's Application filed November 19, 2009 (File 746423): FF, O

Tenants' Application filed December 14, 2009 (File 746464): MNDC, OLC, ERP, RP, PSF, FF, O

### **Introduction**

This Hearing was set to consider cross-applications. The Landlord applied for an Order that the Tenants remove a washing machine and dryer from the rental unit or agree to pay more for hydro; and to recover the cost of the filing fee from the Tenants. The Tenants applied for a Monetary Order for compensation for damages or loss; for Orders that the Landlord comply with the Act, make emergency repairs, make regular repairs and provide services or facilities agreed upon but not provided; and to recover the cost of the filing fee from the Landlord.

## **SETTLEMENT AGREEMENT**

During the course of the Hearing, the parties reached an agreement to settle this matter, on the following conditions:

1. Both parties withdraw their Applications for Dispute Resolution.
2. The Landlord will enter into a new tenancy agreement forthwith, including the male Tenant as a Tenant. Under the new tenancy agreement:
  - Utilities will be included in the monthly rent;
  - Monthly rent will be \$736.00 per month, effective February 1, 2010, due on the first day of every month.
  - The tenancy agreement will include a clause that the Tenants have supplied their own washing machine and dryer.

3. The Tenant will pay \$636.00 for rent for the month of January, and \$45.00 for utilities for the month of January.

Both parties' applications are dismissed in their entirety, as withdrawn.

Dated: January 8, 2010.

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