



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Narod Properties Corp
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

This hearing was convened as a result of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenants applied to cancel a notice to end tenancy for cause.

The male tenant, and agent for the landlord (the "agent") and a witness for the landlord attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The tenants acknowledge that monthly rent is due on the first day of each month and that rent is a material term of the tenancy agreement.
2. The tenants agree to comply with the strata bylaws. The landlord will e-mail the tenants with a copy of the bylaws and the signed Form K document. The e-mail address of the male tenant was provided during the hearing.
3. The tenants will contact the electrical utility company by **March 30, 2013** and will ensure the transfer of the electrical utilities is backdated to March 1, 2013 in the name of the tenants.
4. The parties agree that the tenancy will continue until ended in accordance with the *Act*.
5. The tenants agree that if the first day of the month falls on a weekend or a holiday, the tenants will make arrangements to ensure the landlord receives the monthly rent payment on or before the first day of each month.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I order the parties to comply with their settled agreement.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: April 29, 2013

Residential Tenancy Branch