



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNR

### Introduction

This hearing was convened as a result of the landlords' application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The landlord applied for a monetary order for unpaid rent or utilities.

The male tenant and the landlords 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 all matters related to this tenancy, on the following conditions:

1. The parties agree that the tenants owe the landlords **\$2,574.38** for unpaid rent and utilities, and surrender their full security deposit of \$900.00 to the landlords which reduces the total amount owing by the tenants to the landlords to **\$1,674.38.**
2. The tenants agree to pay the landlords a minimum of **\$250.00** per month, payable on the last Friday of each month, until the full amount of \$1,674.38 has been paid in full. The first payment will begin on **Friday, May 31, 2013** and **continue every month thereafter on the last Friday of each month until the full amount owing has been paid to the landlords.**
3. The tenants will pay the landlords in cash and the landlords agree to issue receipts to the tenants after each payment has been made. The parties agree that the landlords will keep a detailed ledger of all payments made by the tenants.

4. The landlords agree to withdraw their application in full as part of this settled agreement.
5. The landlords are granted a monetary order pursuant to section 67 of the *Act* in the amount of **\$1,674.38**, which will be of no force or effect if the amount owing has been paid in accordance with #2 above.
6. The tenants agree to complete chimney work at the rental unit in exchange for a rent reduction already provided to the tenants by the landlord. The tenants agree to complete the chimney work by **September 1, 2013**. The parties agree that the chimney work includes re-pointing the chimney, repairing the crown and rain caps, and the re-painting of the chimney.
7. The landlords agree to waive the recovery of the filing fee.

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

#### Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

I grant the landlords a monetary order in the amount of **\$1,674.38** which will be of no force or effect if the amount owing has been paid in accordance with #2 above.

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 30, 2013

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Residential Tenancy Branch