



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing dealt with the landlords' application for dispute resolution under the Residential Tenancy Act (the "Act") seeking an order of possession for the rental unit due to unpaid rent, a monetary order for unpaid rent, and for recovery of the filing fee.

The parties appeared, the hearing process was explained and they were given an opportunity to ask questions about the hearing process.

The evidence was discussed and no party raised any issue regarding service of the evidence.

Thereafter all parties gave affirmed testimony, were provided the opportunity to present their evidence orally and to refer to relevant documentary evidence submitted prior to the hearing, and make submissions to me.

Thereafter, prior to the conclusion of the hearing, a mediated discussion ensued and the parties agreed to resolve their differences.

Issue(s) to be Decided

Will the landlords be issued an order of possession and a monetary order?

Can the parties reach a mutual agreement to resolve this dispute?

Settled Agreement

The landlords and the tenant agreed that they could resolve their differences and reach a mutual settlement under the following terms and conditions:

1. The parties agree, that beginning August 2013, the tenant's new monthly rent obligation will be reduced to \$600 per month, and thereafter to remain at that amount unless increased in accordance with the Residential Tenancy Act;
2. The tenant understands that she will continue to be obligated to pay for her own hydro bill, without contribution from the landlords;
3. The parties understand that the remaining provisions of the tenancy agreement between the parties, which was not supplied into evidence by either party, remain in full force and effect if enforceable under the Act;
4. The parties understand that should they agree to alter any terms of the tenancy agreement in the future, they should reduce their agreement into writing and signed by both parties; and
5. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the landlords' application and that no finding is made on the merits of the said application for dispute resolution.

Conclusion

This settlement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

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* and is being mailed to both the applicants and the respondent.

Dated: July 22, 2013

Residential Tenancy Branch