



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

RECORD OF SETTLEMENT

Dispute Codes MNDC, OLC, PSF, RR, FF

This hearing dealt with an application by the tenants for a monetary order, an order compelling the landlord to comply with the Act and provide facilities and an order permitting the tenants to reduce their rent. Both parties participated in the conference call hearing and reached an agreement on the following terms.

- The landlords will pay the tenants \$250.00 as a one time payment to compensate them for excess utility payments from May 2014 – September 2014. The tenants will reduce their next rent payment by this amount.
- The tenants' monthly rent will be reduced from \$1,200.00 per month to \$1,190.00 per month to compensate the tenants for hydro usage in areas outside of the rental unit which the tenants currently pay for.

The parties agreed that the whole of the tenants' claim against these landlords is satisfied by this agreement.

The tenants had originally claimed compensation for a period of time in which the rental unit was owned by another party. I dismiss the claim against these landlords for any period of time prior to May 2014 which is when they purchased the rental unit. The tenants are free to pursue the former owner for any losses incurred prior to May 2014.

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*.

Dated: November 17, 2014

Residential Tenancy Branch

