



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

AGREEMENT REACHED BETWEEN BOTH PARTIES

Dispute Codes

MNDC, OLC, ERP, RP, RR

Introduction

This matter dealt with an application by the tenant for a Monetary Order for money owed or compensation for damage or loss under the *Residential Tenancy Act (Act)*, regulations or tenancy agreement; for an Order for the landlords to comply with the Act, regulations or tenancy agreement; for an Order for the landlord to make emergency repairs for health or safety reasons; for an Order for the landlord to make repairs to the unit, site or property; and an order to permit the tenant to reduce rent for repairs, services or facilities agreed upon but not provided..

Through the course of the hearing the tenant and the landlord attending came to an agreement in settlement of the tenant's claims.

The Parties did not require me to make a decision in this matter but required me to record the agreement they mutually reached.

This agreement is as follows:

- The landlord agreed to clarify the terms of the tenancy between the parties that was made in 2012 regarding utilities and each parties obligation to pay these utilities;
- The parties agreed that the landlords will rewrite these terms as set out below in a new addendum to the tenancy agreement and both parties will sign and date this addendum;
- The landlord agreed to provide the tenant with a breakdown of the previous utility bills which accumulated in the tenant's payment of \$1,035.00 to clearly record the billing period, the amount of the bills, the tenant's payments made and any balance owed for each bill;
- The landlord agreed to provide copies of utility bills from January to May, 2016;

- The tenant agreed to withdraw her application in its entirety.

The addendum is as follows:

- The landlords agree to pay \$62.00 towards the gas bills for each billing period between April and September each year;
- The landlords agree to pay \$72.00 towards the gas bills for each billing period between October and March each year;
- The landlords agree to pay \$55.00 towards the Hydro bills for each billing period;
- The landlords agree to provide the tenant with a copy of the gas and Hydro bills with a written demand for payment within 30 days;
- The tenant agrees to pay 50 percent of any balance of the gas and Hydro bills after the landlords' payments are deducted for each bill, within 30 days of receiving the bills and a written demand for payment.

Conclusion

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

This agreement is in full, final and binding settlement of the tenant's application.

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: June 20, 2016

Residential Tenancy Branch