



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, CNR, CNL, ERP LAT, LRE MNDC, MNR, O, PSF, RP, SS, OPL, OPR, OPC, FF.

Memorandum of Settlement

In the first application the tenants seek to cancel a ten day Notice to End Tenancy for unpaid utilities, to cancel a one month Notice to End Tenancy for cause and to cancel a two month Notice to End Tenancy for landlord use of property. They also seek a monetary award for utilities overpayment, the cost to repair a tap, damages for loss of use of the tap and of a furnace as well as general damages for alleged harassment and unauthorized entry by the landlord.

In the second application the landlord seeks an order of possession pursuant to the three Notices to End Tenancy and for a monetary award of \$2286.29 for unpaid utilities.

The utilities demanded in the ten day Notice were paid by the tenants within five days after receiving the Notice.

The parties were able to resolve all outstanding issues at hearing and each side discontinues all claims raised by the applications.

They have agreed to the following:

1. This tenancy will end March 17, 2018 and the landlord will have an order of possession for then.
2. The tenants may keep the pet dog they have acquired. They agree to pay the landlord a pet deposit of one-half month's rent (\$500.00) within the next seven days. The tenants agree that they will not permit the dog to defecate on any

portion of the residential property nor will they discard any dog feces in any garbage can or elsewhere on the property.

3. The tenants acknowledge they are responsible to pay one-half the utilities for the house.
4. The parties agree that the tenants are permitted parking for one vehicle only.
5. The tenants agree to dispose of garbage exclusively into any designated container the landlord may provide.
6. The tenants agree not to use either of the two gas fireplaces in the rental unit.
7. The parties agree that the tenants will pay rent by post dated cheques to be provided to the landlord on or before October 17, 2017.

This memorandum of settlement 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: September 21, 2017

Residential Tenancy Branch