



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FFT LAT MNDCT OLC OPT PSF RP RR

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution. A participatory hearing, by teleconference, was held on December 27, 2017. The Tenants applied for multiple remedies under the *Residential Tenancy Act* (the "Act").

The Landlord and the Tenants both attended the hearing. All parties provided affirmed testimony.

Settlement Agreement

During the hearing, a mutual agreement was discussed and the Tenants agreed to withdraw their application in its entirety, in pursuit of the following settlement agreement.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision:

- The Tenants will pay 65% of BC Hydro bills from January 1, 2018, onwards.
- The Landlord will pay for all water, garbage, and sewage fees from January 1, 2018, onwards.
- From the start of the tenancy (September 20, 2017) until December 31, 2017, the Landlord agrees to pay for 50% of the Fortis gas bill.

- The Tenants will pay all of the Fortis gas bill from January 1, 2018, onwards.
- The owner/landlord, P.J, rather than the previous agent (D.K.), will hold the \$1,400.00 in security deposit, as well as the \$1,400.00 in pet deposit going forward.
- Rent will be \$2,750.00 per month from January 1, 2018, onwards.
- The Landlord agrees to move all of her items out of the media room and the 4th bedroom, which adjoins the rental unit, by January 6, 2018.
- The Tenants will have use of these two rooms until the end of their tenancy, and these rooms are included in monthly rent of \$2,750.00.
- The Tenants withdraw their application in full .
- These terms comprise the full and final settlement of all aspects of this dispute for both parties.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

Conclusion

The Tenants withdraw their application in full. The terms of this agreement comprise the full and final settlement of all aspects of this dispute for both parties.

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: December 27, 2017

Residential Tenancy Branch