



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, FFT

Introduction

This hearing dealt with an application by the tenant under the *Residential Tenancy Act* (the Act) for:

- an order for the landlord to comply with the Act, the Residential Tenancy Regulations and/or the tenancy agreement pursuant to section 62 of the Act; and
- an order requiring the landlord to reimburse the filling fee, pursuant to section 72 of the Act.

Both parties attended and were given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses.

As both parties were in attendance, I confirmed that there were no issues with service of the notice of hearing and the evidence (the materials). The landlord confirmed receipt of the tenant's materials. The tenant confirmed receipt of the landlord's evidence. In accordance with sections 88 and 89 of the Act, I find that both parties were duly served with the materials.

Settlement

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. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute regarding this application.

Both parties agreed to the following final and binding settlement of all issues listed in this application for dispute resolution:

1. The tenant will pay the landlord \$148.00 by May 14, 2020 for the electricity bill that is due on May 18, 2020;
2. All the electricity bills due after May 18, 2020 will be paid 60% by the landlord and 40% by the tenant;
3. The landlord will send a copy of the future electricity bills to the tenant by e-mail or text message;
4. The tenant will pay her share of the electricity bill always by the seventh calendar day after she receives a copy of the electricity bill from the landlord;
5. The tenant will take measures to reduce the noise caused by her dog;

Conclusion

As the parties have reached a settlement, I make no findings about the merits of this application. The parties settled all aspects of their dispute in the above terms.

This Decision and Settlement are final and binding.

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: May 13, 2020

Residential Tenancy Branch