



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding CENTURION PROPERTIES ASSOCIATES
INC. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC

Introduction

This hearing dealt with an Application for Dispute Resolution (Application) that was filed by the Tenant under the *Residential Tenancy Act* (the Act) on December 30, 2022, seeking:

- An order for the Landlord to comply with the Act, regulation, or tenancy agreement.

The hearing was convened by telephone conference call at 11:00 am on April 21, 2023, and was attended by the Tenant, an agent for the Landlord AB (Agent) and legal counsel for the Landlord HF (Lawyer). All testimony provided was affirmed.

Preliminary Matters

With the consent of the parties, the Application was amended to reflect the full name for the legal entity that is the Landlord.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 63 of the Act, I could assist the parties to reach an agreement, which would be documented in my decision and any supporting order(s).

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree that as of May 1, 2023, the Tenant is to place the water account through Metergy in their own name and pay Metergy directly.
2. The parties agree that the Tenant is responsible to pay for an account set-up fee and charges billed by Metergy for the rental unit between June 1, 2022 – April 30, 2023, up to a maximum of \$250.00 and that the Tenant is not responsible for water usage charges prior to June 1, 2022.
3. The Landlord agrees to pay for water usage charges incurred for the rental unit prior to June 1, 2022, and is responsible for paying the service provider, Metergy, directly.
4. The parties agree that the Landlord will seek from Metergy a bill for the rental unit for the period of June 1, 2022 – April 30, 2023, that the Landlord will provide a copy of this bill to the Tenant upon receipt, that the Landlord will pay the difference between the amount shown on the bill and \$250.00, in the event that the bill is over this amount, and that the Tenant is responsible for making payment arrangements with Metergy for the outstanding balance owed for the above noted period, up to a maximum of \$250.00.

This settlement agreement was reached in accordance with section 63 of the Act.

Conclusion

I order the parties to comply with the terms of the mutual settlement agreement described above.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: April 21, 2023

Residential Tenancy Branch