



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

SETTLEMENT

Dispute Codes OPU, OPC, MNRL-S, MNDCL-S, FFL

Introduction

A proceeding was conducted in response to the tenant's application on June 12, 2023, on a 10-Day Notice to End Tenancy For Unpaid Utilities (Rent) issued on July 27, 2022 (Notice).

Settlement

At the proceeding the parties voluntarily agreed to settle the dispute.

Under section 63 of the Residential Tenancy Act (Act) I order the following terms:

- The Notice is cancelled.
- The tenancy will continue until ended in accordance with the Act.
- Effective July 1, 2023, the rent per month shall be \$1,260.00, payable on the first day of each month.
- The Landlord agrees that, effective June 19, 2023, the laundry facility at the rental unit shall be unlocked and the Tenants shall have thereafter have access to the laundry facility each week on Monday, Wednesday and Friday.
- The Landlord agrees that, effective July 1, 2023, copies of utility bills from BC Hydro and Fortis Gas shall, upon receipt from each provider, be emailed to the Tenants who then have 10 days to pay Landlord their one-third (1/3) share of the utility bill.

- The Landlord will not be reimbursed his \$100 filing fee for this application for dispute resolution.

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 12, 2023

Residential Tenancy Branch