

Decision

Dispute Codes: ET / OP, FF

Introduction

This hearing dealt with an application by the landlord for an early end of tenancy / order of possession, and recovery of the filing fee. Both parties participated in the hearing and gave affirmed testimony.

Issues to be decided

- Whether the landlord is entitled to the above under the Act

Background and Evidence

A copy of the written tenancy agreement is not in evidence for this month-to-month tenancy which began on December 15, 2009. Monthly rent is \$770.00 and is paid directly to the landlord by the ministry. A security deposit of \$300.00 was collected at the outset of tenancy.

The landlord's application arises out of miscellaneous concerns related to the conduct and behavior of the tenant. During the hearing the parties undertook to achieve a resolution of the dispute.

Analysis

The full text of the Act, regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: www.rto.gov.bc.ca/

Section 63 of the Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows:

- that the tenant will vacate the unit by not later than 1:00 p.m., Saturday, July 31, 2010, and that an order of possession will be issued in favour of the landlord to that effect.

Conclusion

I hereby issue an **order of possession** in favour of the landlord effective not later than **1:00 p.m., Saturday, July 31, 2010**. This order must be served on the tenant. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

As the landlord has succeeded in this application, I hereby order that the landlord may recover the filing fee by way of withholding **\$50.00** from the security deposit.

DATE: July 27, 2010

Dispute Resolution Officer