

Decision

Dispute Codes: ET / OPC

Introduction

This hearing dealt with the landlord's application for an early end of tenancy and an order of possession. Both parties participated in the hearing and gave affirmed testimony.

Issue to be decided

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

Background and Evidence

Pursuant to a written tenancy agreement, an unclear copy of which is in evidence, the tenancy appears to have begun in either May or June 2010. Monthly rent is \$995.00 and the parties tentatively agree that a security deposit in the amount of \$500.00 was collected at the outset of tenancy.

Arising from various concerns related to the conduct and behavior of the tenant, the landlord seeks an early end of tenancy and an order of possession. The tenant testified that he does not dispute the landlord's application, and during the hearing the parties undertook to reach agreement around the particulars for ending the tenancy.

Analysis

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 midnight, Wednesday, January 19, 2011, and that an order of possession will be issued in favour of the landlord to that effect;

- that the parties will meet at the unit at 7:00 p.m. on Wednesday, January 19, 2011, in order to conduct a move-out condition inspection and report.

Conclusion

Pursuant to the above, I hereby issue an **order of possession** in favour of the landlord effective not later than **midnight, Wednesday, January 19, 2011**. 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.

DATE: January 14, 2011

Dispute Resolution Officer