



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDC, O

### Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. Despite having been personally served with the application for dispute resolution and notice of hearing on March 8, the tenants did not participate in the conference call hearing.

At the hearing, the landlord advised that she was withdrawing the monetary claim.

### Issue to be Decided

Is the landlord entitled to an order of possession as claimed?

### Background and Evidence

The landlord presented evidence that the tenancy agreement ended on February 29, 2012 and the terms of the agreement required the tenants to vacate the rental unit at the end of the term. The landlord testified that she had come to an agreement with the tenants under which they were permitted to remain in the unit until March 31, 2012.

### Analysis

I accept the undisputed evidence of the landlord. Although the tenants were not present at the hearing to confirm that they had settled the issue on the aforementioned terms, I find that the terms of the tenancy agreement required the tenants to vacate on February 29 and I accept the landlord's evidence that she is willing to extend their tenancy by one month. I grant the landlord an order of possession effective on March 31, 2012. This order must be served on the tenants. If the tenants fail to comply with the order, it may be filed in the Supreme Court and enforced as an order of that Court.

### Conclusion

The landlord is granted an order of possession effective March 31, 2012.

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: March 23, 2012

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Residential Tenancy Branch