



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Superior Finish Homes Ltd & Vancouver Eviction Services
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ET, FF

Introduction

This hearing dealt with the landlords' Application for Dispute Resolution seeking an order of possession.

The hearing was conducted via teleconference and was attended by two agents for the landlord and one of the named respondents. The landlord had arranged for two police officers to attend as witnesses and the tenant had a witness available. None of the witnesses were called to provide testimony.

The tenant who attended the hearing testified that the other tenant named as a respondent moved out of the property 2 weeks ago.

Issue(s) to be Decided

The issues to be decided are whether the landlords are entitled to an order of possession to end the tenancy early and without notice and to recover the filing fee from the tenants for the cost of the Application for Dispute Resolution, pursuant to Sections 56, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties reached the following settlement:

1. The landlord will pay the tenant \$1,500.00;
2. The tenant will vacate the rental unit no later than January 31, 2016;
3. The occupant Sandra Rogers will also vacate the rental unit no later than January 31, 2016;
4. The tenant agrees that this settles all claims against the landlord for any lost or stolen personal property.

Conclusion

In support of the above settlement and with agreement of both parties I grant the landlords an order of possession effective **January 31, 2016 after service on the tenants**. This order must be served on the tenants. If the tenants fail to comply with this order the landlords may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

Also in support of the above settlement and with agreement of both parties I grant the tenant a monetary order in the amount of **\$1,500.00**. This order must be served on the landlords. If the landlords fail to comply with this order the tenant may file the order in the Provincial Court (Small Claims) and be enforced as an order of that Court.

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: January 12, 2016

Residential Tenancy Branch

