



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ET, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord to end the tenancy early and obtain an order of possession and to recover the cost of the filing fees.

Both parties appeared. At the outset of the hearing the tenant indicated they would be out of the rental unit by February 28, 2021.

### Settlement

- The parties agreed that the tenancy will legally end on February 28, 2021 at 1:00PM; and
- The landlord is entitled to an order of possession.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

As the landlord's application has merit, I grant the landlord the recover of the filing fee. The landlord is authorized to keep \$100.00 from the security deposit.

### Conclusion

The landlord is granted an order of possession should the tenants fail to comply with the settlement agreement.

**I also caution the tenants that if they intently cause vandalism to the rental unit that this may be a police matter. Vandalism of property is a criminal offence.**

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: February 26, 2021

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Residential Tenancy Branch