



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## **Decision**

**Dispute Codes:** ET

### **Introduction**

This hearing dealt with the landlords' application for an early end to tenancy and an order of possession. As the filing fee was waived, the landlords' application for recovery of the filing fee is set aside. Both parties participated in the hearing and gave affirmed testimony.

### **Issue to be Decided**

- Whether the landlords are entitled to an early end to tenancy and an order of possession

### **Background and Evidence**

Pursuant to a written residential tenancy agreement, the month-to-month tenancy began on or about December 1, 2008. Rent in the amount of \$450.00 is payable in advance on the first day of each month, and a security deposit of \$325.00 was collected at the start of tenancy.

The landlords have previously attempted to negotiate with the tenant for an end to this tenancy. A wish to end the tenancy arises from complaints the landlords have received from neighbours as well as from other tenants. Complaints have been made about noise and aggressive behaviour on the part of the tenant. As well, police have been called to the unit and the landlords are concerned about certain damage in and around the unit for which they consider the tenant is at least partly responsible. During the hearing the parties exchanged views in regard to the various concerns.

## **Analysis**

Pursuant to section 63 of the Act, discussion between the parties during the hearing led to a settlement of the dispute. Specifically, the parties agreed as follows:

- that an order of possession will be issued to the landlords and will be effective not later than 1:00 p.m., Tuesday, June 16, 2009

## **Conclusion**

I hereby issue an order of possession in favour of the landlords effective not later than **1:00 p.m., Tuesday, June 16, 2009**. 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: June 9, 2009

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Dispute Resolution Officer