



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

### **Dispute Codes:**

**ET, FF**

### **Introduction**

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has made application for an early end of the tenancy and an Order of possession and to recover the filing fee from the tenant for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained, evidence was reviewed and the parties were provided with an opportunity to ask questions about the hearing process. They were provided with the opportunity to submit documentary evidence prior to this hearing, to present affirmed oral testimony and to make submissions during the hearing.

### **Issue(s) to be Decided**

Is the landlord entitled to end this tenancy early without the requirement of a Notice to End Tenancy?

Is the landlord entitled to an Order of possession?

Is the landlord entitled to filing fee costs?

### **Settled Agreement**

At the start of the hearing the tenant testified that he is packing and could vacate the rental unit by 1:00 pm on December 15, 2009. The landlord accepted this offer and agreed to an end of tenancy on December 15, 2009. The parties also agreed to meet at 1:00 pm on December 15, 2009 in order to complete a move-out condition inspection of the rental unit.

The tenant's witness was not required to testify.

The parties agreed that an Order of possession will be issued based upon the agreement made during this hearing.

Conclusion

The landlord has been granted an Order of possession that is effective **December 15, 2009 at 1:00 pm**. This Order may be served on the tenant, filed with the Supreme Court of British Columbia and enforced as an Order of that Court.

The landlord's claim for filing fees is dismissed.

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: December 10, 2009.

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Dispute Resolution Officer