

Decision

Dispute Codes: ET / OPC, FF

Introduction

This hearing dealt with an application from the landlord(s) for an early end to tenancy / order of possession, in addition to recovery of the filing fee. Both parties participated in the hearing and gave affirmed testimony.

Issues to be decided

- Whether the landlord(s) are entitled to any or all of the above under the Act

Background and Evidence

There is no written residential tenancy agreement in place for this month-to-month tenancy which began on October 23, 2009. Rent in the amount of \$400.00 is payable in advance on the first day of each month. A security deposit of \$200.00 was collected in early November 2009.

This application arises from a variety of concerns on the part of the landlord(s) about the conduct / behavior of the tenant and / or persons allowed on the property by the tenant.

During the hearing the parties each acknowledged an interest in terminating the tenancy, and undertook to determine a particular end date.

Analysis

Section 63 of the Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows:

- that the tenant will vacate the unit not later than *1:00 p.m. on Sunday, January 31, 2010*, and that an *order of possession* will be issued in favour of the landlord(s) to that effect;

- that the landlord(s) withdraw the application for recovery of the filing fee;

Conclusion

Pursuant to the agreement reached between the parties, I hereby issue an order of possession in favour of the landlord(s) effective not later than **1:00 p.m. on Sunday, January 31, 2010.** 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: January 13, 2010

Dispute Resolution Officer