

## **Decision**

**Dispute Codes:** ET / OP

### **Introduction**

This hearing dealt with an application by the landlords for an early end to tenancy and an order of possession. Both parties participated in the hearing and gave affirmed testimony.

### **Issues to be decided**

- Whether the landlords are entitled to the above under the Act

### **Background and Evidence**

There is no written residential tenancy agreement in evidence for this month-to-month tenancy which began in November 2008. Rent in the amount of \$350.00 is payable in advance on the first day of each month. A security deposit which was collected near the outset of tenancy was returned to the tenant sometime during the tenancy.

Arising from various conduct and behaviors of the tenant, the landlords seek an early end to tenancy and an order of possession. During the hearing the parties explored options for achieving a resolution of the dispute.

### **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 by not later than **1:00 p.m., Friday, February 26, 2010**, and that an **order of possession** will be issued in favour of the landlords to that effect.

### **Conclusion**

Pursuant to all of the above, I hereby issue an order of possession in favour of the landlords effective not later than **1:00 p.m., Friday, February 26, 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: February 17, 2010

---

Dispute Resolution Officer