



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      ET, FF

### Introduction

This hearing dealt with the landlord's request for an early end to tenancy and an Order of Possession. The tenant was represented by a social worker. Both parties were provided the opportunity to be heard and to respond to submissions of the other party.

At the commencement of the hearing the social worker stated that the landlord's requests would not be contested and that the tenant was not currently residing in the rental unit. The social worker confirmed the tenant would not be returning to the residential property and requested time to arrange for the tenant's possessions to be removed from the rental unit.

The parties were able to reach a mutual agreement with respect to returning vacant possession of the rental unit to the landlord.

### Issues(s) to be Decided

What are the terms of the mutual agreement with respect to returning vacant possession of the rental unit to the landlord?

### Background and Evidence

The landlord and tenant's social worker agreed that vacant possession of the rental unit shall be returned to the landlord on or before December 31, 2010.

Analysis

Based upon the mutual agreement between the parties, I provide the landlord with an Order of Possession effective at 1:00 p.m. on December 31, 2010.

Upon review of the application and evidence before me, I am satisfied the landlord had sufficient grounds to request an early end to tenancy. Accordingly, I authorize the landlord to deduct \$50.00 from the tenant's security deposit in order to recover the filing fee paid for this application.

Conclusion

The landlord has been provided an Order of Possession effective at 1:00 p.m. on December 31, 2010. The landlord is awarded the filing fee and is authorized to deduct \$50.00 from the tenant's security deposit.

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 16, 2010.

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Dispute Resolution Officer