

## **Decision**

**Dispute Codes:** ET / OPC

### **Introduction**

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

### **Issue to be decided**

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

### **Background and Evidence**

There is no copy of a written tenancy agreement in evidence for the month-to-month tenancy which began on or about May 7, 2010. Monthly rent is \$850.00, and a security deposit of \$425.00 was collected at the outset of tenancy.

Arising from various concerns about the conduct and behavior of the tenants, the landlords seek an early end to tenancy and an order of possession.

During the hearing the parties briefly exchanged views on some of the circumstances surrounding the dispute and undertook to achieve a resolution.

### **Analysis**

The full text of the Act, Regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: [www.rto.gov.bc.ca/](http://www.rto.gov.bc.ca/)

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 tenants will vacate the unit by not later than 4:15 p.m., Wednesday, January 19, 2011, and that an order of possession will be issued in favour of the landlords to that effect;
- that the parties will meet at the unit at 4:15 p.m., Wednesday, January 19, 2011 in order to complete a move-out condition inspection / report;
- that at the above meeting, the tenants will provide the landlords with their forwarding address in writing, and return all unit keys in their possession; and
- that at the above meeting, the parties will undertake to reach written agreement between them in regard to the disposition of the security deposit.

### **Conclusion**

I hereby issue an **order of possession** in favour of the landlords effective not later than **4:15 p.m., Wednesday, January 19, 2011**. This order must be served on the tenants. Should the tenants 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 4, 2011

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Dispute Resolution Officer