



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes ET, FF

Introduction

This hearing was scheduled to hear the landlord's application for an early end to tenancy and an Order of Possession. Both parties appeared at the hearing and were provided the opportunity to make submissions, in writing and orally, and to respond to the submissions of the other party.

Issue(s) to be Decided

1. Has the landlord established that the tenancy should end early?
2. Can the parties reach a mutual agreement to resolve this dispute?

Background and Evidence

Shortly after the hearing commenced, the parties reached a mutual agreement to end the tenancy as of February 1, 2011.

Both parties were reminded that they must comply with the requirements of the Act, regulations and tenancy agreement during the remainder of the tenancy. Specifically, the landlord must not violate the tenants' right to reasonable privacy and the tenants must not damage the rental unit and must not unreasonably disturb other occupants of the residential property. Further, both parties are expected to participate in the move-out inspection and deal with the security deposit in accordance with section 38 of the Act.

Analysis

I accept the mutual agreement to end tenancy reached between the parties during the hearing and make it an Order to be binding upon both parties. The tenants are required to vacate the rental unit on or before February 1, 2010 and the landlord is provided an Order of Possession to ensure vacant possession of the rental unit is returned to the landlord.

As I made no findings as to the merits of the landlord's application, I make no award for the filing fee.

Conclusion

The tenancy shall end February 1, 2011 by mutual agreement. The landlord is provided an Order of Possession to serve upon the tenants.

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: January 19, 2011.

Residential Tenancy Branch