



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## **DECISION**

Dispute Codes      OPC, OPB, FF

### Introduction

This conference call hearing was convened in response to the landlord's application for an Order of Possession for cause and for the tenant's breach of an agreement, and to recover the filing fees associated with this application.

Both parties attended the hearing and provided affirmed testimony. They presented oral evidence and confirmed receipt of the material they intended to submit at the hearing.

### Issue(s) to be Decided

Is the landlord entitled to an Order of Possession?

### Background and Evidence

The rental unit consists of a coach house on a property located in Langley. Pursuant to a written agreement, the month to month tenancy started on November 1<sup>st</sup>, 2010. The monthly rent of \$950.00 was payable on the first of each month. The tenant paid a security deposit in the amount of \$475.00.

At the outset, the tenant testified that he already signed a new tenancy agreement starting February 1<sup>st</sup>, 2011, and that he would be out of the rental by that date. The landlord stated that if he had been aware of this, he would not have filed this application. For whatever reason this was not communicated, the parties agreed it is no longer necessary to enter into the details of the dispute.

Conclusion

Since the parties have resolved this dispute, the landlord's application is dismissed.

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 25, 2011.

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Residential Tenancy Branch