



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes: *ET, FF*

Introduction

This hearing dealt with an application by the landlord pursuant to section 56 of the *Residential Tenancy Act*, for an order to end the tenancy early and obtain an order of possession. The landlord also applied for the filing fee. Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

Issues to be decided

Does the landlord have cause to end the tenancy early?

Background and Evidence

The tenancy started on March 15, 2010. The monthly rent is \$1,000.00. Prior to moving in, the tenant paid a security deposit of \$500.00.

During the hearing the parties engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the dispute resolution officer may assist the parties settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

During this hearing, the tenant agreed to move out by 1:00 p.m. on March 15, 2011 and therefore, pursuant to section 55(2), I am issuing a formal order of possession effective this date. The Order may be filed in the Supreme Court for enforcement.

I find that the landlord is entitled to the recovery of the filing fee and I allow the landlord to retain \$50.00 from the security deposit.

Conclusion

I grant the landlord an order of possession effective on or before 1:00 p.m. on March 15, 2011. The landlord may retain \$50.00 from the 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: February 28, 2011.

Residential Tenancy Branch