

Decision

Dispute Codes: ET / OPC

Introduction

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

Issues to be decided

- Whether the landlord is entitled to the above under the Act

Background and Evidence

The tenancy began in November 2008. Monthly rent is \$375.00, and no security deposit was collected. Arising from miscellaneous concerns about the tenancy, the landlord seeks an early of tenancy and an order of possession. During the hearing the parties undertook to resolve the dispute by negotiating an end date to tenancy.

Analysis

Section 56 of the Act addresses **Application for order ending tenancy early**. Section 63 of the Act addresses **Opportunity to settle dispute**. Pursuant to the later provision, discussion between the parties during the hearing led to the following agreement:

- that the tenant will vacate the unit by not later than 1:00 p.m., Thursday, March 24, 2011, and that an order of possession will be issued in favour of the landlord to that effect.

Conclusion

I hereby issue an **order of possession** in favour of the landlord effective **1:00 p.m., Thursday, March 24, 2011**. This order must be served on the tenant. Should the tenant 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.

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*.

DATE: March 14, 2011

Residential Tenancy Branch

