



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET

### Introduction

This hearing dealt with the landlord's application pursuant to section 56 of the *Residential Tenancy Act* (the *Act*) for an early end to this tenancy and an Order of Possession. Both parties attended the hearing and were given a full opportunity to be heard, to present evidence and to make submissions.

At the commencement of the hearing, Ms. TL, a former tenant in the rental unit said that she has not resided in the rental premises since February 2010. As she was not identified in the landlord's application for an early end to tenancy and was not involved in this matter, she disconnected from the hearing and did not participate further.

Mr. RJ said that he was still a tenant in the rental unit, although the landlord had not identified him in the landlord's application. With the agreement of the landlord and the tenants, I revised the landlord's application to include Mr. RJ in the landlord's application for an early end to this tenancy.

### Issues(s) to be Decided

Is the landlord entitled to an early end to this tenancy?

### Background and Evidence

Oral and written evidence was entered by the landlord that the tenants have been without hydroelectricity in their rental unit for a lengthy period and have been connecting with outside electrical outlets of other tenants in the building. The landlord also raised concerns about the tenants' alleged use of a camp stove(s) and propane tanks for cooking purposes within the rental unit. The landlord requested an early end to this tenancy due to the safety concerns regarding the practices being carried out by the tenants.

### Analysis

Pursuant to section 63 of the *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 parties discussed the issues between them, turned their minds to compromise and achieved a resolution of their dispute. The parties agreed to the following resolution of their dispute:

1. The tenants agreed to vacate the rental premises by one o'clock in the afternoon on April 30, 2010.
2. The tenants agreed that they will not keep or use a camp stove or any propane tank inside the rental unit.
3. The tenants agreed that they will not use anyone else's hydro supply to provide hydro to the rental unit.

These particulars comprise the full and final settlement of all aspects of this dispute for both parties.

#### Conclusion

To give effect to the settlement reached between the parties and as discussed at the hearing, I issue the attached Order of Possession to be used by the landlord if the tenants do not vacate the rental premises in accordance with their agreement. Should the tenant(s) fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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*.