



# 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 dealt with an application by the Landlord seeking to end this tenancy early pursuant to section 56 of the *Act*. The parties were provided an opportunity to be heard and to respond to the submissions by the Landlord.

### Issue to be Determined

Has the Landlord established the grounds to end this tenancy early pursuant to section 56 of the *Act*?

Can the parties reach a mutual agreement to resolve this dispute?

### Settled Agreement

After discussion, the Landlord and the Tenant agreed that this tenancy will end and agree to the following terms and conditions:

- 1) The Tenant has removed all his possessions as of the day of the hearing, with the exception of his two dogs;
- 2) The Landlord agrees that the Tenant may continue to reside at the premises until April 30, 2011, at 1:00 p.m.
- 3) The Tenant understands the Landlord will be issued an order of possession, based upon the settled agreement, and that if the Tenant fails to move all belongings, including his two dogs, the Landlord may serve the Order of Possession on the Tenant and obtain a writ of possession.

I accept the mutual agreement reached between the parties and I make it an order to be binding upon both parties.

Conclusion

The Landlord and Tenant have reached a settled agreement that the tenancy will end on or before April 30, 2011.

Based upon the settled agreement, as provided in section 63 of the Act, I grant the Landlord an **Order of Possession** to be enforced as agreed and stated above.

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: April 11, 2011.

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Residential Tenancy Branch