

## **Decision**

**Dispute Codes:** ET / OP, FF

### **Introduction**

This hearing concerned the landlord's application for early end of tenancy / order of possession / recovery of filing fee. Both parties attended and gave affirmed testimony.

### **Issues to be decided**

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

### **Background / Evidence / Analysis**

Pursuant to a written tenancy agreement, the tenancy began on August 1, 2009. Monthly rent at the outset is unknown, but it is presently \$810.00. A security deposit was collected in the amount of half the monthly rent at the start of tenancy.

During the hearing the tenant stated that he does not dispute the landlord's application. Accordingly, following from the agreement reached between the parties during the hearing, the tenant will vacate the unit by no later than 1:00 p.m., Sunday, July 31, 2011, and an order of possession will be issued in favour of the landlord to that effect.

I find that the landlord has established entitlement to recovery of the \$50.00 filing fee.

### **Conclusion**

I hereby issue an order of possession in favour of the landlord effective not later than 1:00 p.m., Sunday, July 31, 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.

I hereby ORDER that the landlord may withhold \$50.00 from the security deposit in order to recover the filing fee.

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*.