



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

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### Introduction

This hearing was convened in response to an application by the Landlord pursuant to section 55 of the *Residential Tenancy Act* (the “Act”) for an Order of Possession.

I accept the Landlord’s evidence that the Tenant was served with the application for dispute resolution and notice of hearing by registered mail in accordance with Section 89 of the Act. The Tenant did not participate in the conference call hearing. The Landlord was given full opportunity to be heard, to present evidence and to make submissions.

### Issue(s) to be Decided

Is the Landlord entitled to an Order of Possession?

### Background and Evidence

The tenancy began on February 1, 2012. On March 14, 2012 the Parties signed a mutual agreement to end the tenancy on March 31, 2012. The Tenant moved out of the unit on March 30, 2012 but left a few possessions. The Landlord requests an immediate Order of Possession.

### Analysis

Section 55 of the Act provides that a landlord may make an application for an order of possession where the landlord and tenant have agreed in writing that the tenancy is ended. Based on the undisputed evidence of the Landlord, I find that the Landlord is entitled to an Order of Possession, effective immediately.

Conclusion

**I grant** the Landlord an Order of Possession effective immediately. 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*.

Dated: April 02, 2012.

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Residential Tenancy Branch