



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Dinomite Properties  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Code:** ET, FF

### **Introduction:**

This is the Landlord's application for an early end to the tenancy and an Order of Possession.

Both parties signed into the teleconference and gave affirmed testimony at the Hearing.

The Landlord's agent KC testified that she served the Tenant with the Notice of Hearing documents by registered mail sent April 12, 2013. She stated that she also the Tenant with the Landlord's documentary evidence on April 15, 2013, at 2:30 p.m. at the rental unit. The Tenant acknowledged service in this manner.

### **Preliminary Matter**

At the outset of the Hearing, the Tenant requested an adjournment. He stated that he had a Court appearance at the same time that the teleconference was scheduled.

The Landlord's agents opposed the adjournment.

The Tenant had no reasonable explanation for why he did not seek an adjournment earlier, or arrange for an advocate or agent to represent him at the Hearing. I find that an adjournment would be unfair to the Landlord, due to the nature of its application. I dismissed the Tenant's application to adjourn the matter.

### **Settlement Agreement**

The Tenant offered to settle this matter by agreeing to end the tenancy on May 31, 2013. After some consideration, the Landlord's agents accepted the Tenant's offer. Pursuant to the provisions of Section 63 of the Act, I have recorded the terms of the settlement agreement as follows:

1. The Landlord withdraws its Application for Dispute Resolution;

2. The parties agree that the tenancy will end at 1:00 p.m., May 31, 2013.

**Conclusion**

In support of this settlement, I hereby provide the Landlord an Order of Possession effective **1:00 p.m., May 31, 2013.**

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 23, 2013

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Residential Tenancy Branch

