



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Vancouver Eviction Services and K.B. Properties Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes O

Introduction

This hearing dealt with an application by the landlord for an order of possession pursuant to a mutual agreement to end tenancy.

Despite having been served with the application for dispute resolution and notice of hearing by registered mail and also by posting on the rental unit door on June 24, 2013, the tenants did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to an order of possession?

Background and Evidence

On March 27, 2013, the landlord and the tenants all signed a mutual agreement to end the tenancy on July 1, 2013. The landlord's agent stated in the hearing that as of July 22, 2013 the tenants had not yet vacated. The landlord requested an order of possession pursuant to the mutual agreement.

Analysis

Under section 48 of the *Manufactured Home Park Tenancy Act*, the landlord is entitled to an order of possession when the landlord and the tenant have agreed in writing that the tenancy has ended. I accept the landlord's evidence that the landlord and the tenants agreed in writing that the tenancy would end on July 1, 2013. I therefore grant the landlord an order of possession.

Conclusion

I grant the landlord an order of possession effective two days from service. The tenant must be served with the order of possession. Should the tenants 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 *Manufactured Home Park Tenancy Act*.

Dated: July 22, 2013

Residential Tenancy Branch