



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

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

## **DECISION**

Codes: O

### Introduction:

This was an application by the landlord for an Order for Possession pursuant to a mutual agreement to end the tenancy dated April 2, 2013 with an effective date of July 1, 2013. Only the landlord's agent attended the hearing.

### Issues:

Are the landlords entitled to an Order for Possession?

### Background and Evidence:

The landlord's agent S.A. testified that she sent the dispute resolution package to the tenant's address by registered mail on June 24, 2013, however a search of Canada Post's web site indicated that the package had not been retrieved by the tenant to date. S.A. testified that the package was also posted to the tenant's door on June 21, 2013. S.A. testified that she is not sure whether the tenant has move out as of the date of this hearing and therefore requests an Order for Possession. S.A. produced as evidence a copy of the aforementioned mutual agreement to end the tenancy with the landlord's agent and tenant's signature thereon.

### Analysis:

Pursuant to section 82 of the Act and the evidence of the landlord's agent I find that the dispute package has sufficiently been served by July 24, 2013 by posting it to the tenant's door. The tenant has signed a mutual agreement to end the tenancy effective

July 1, 2013 pursuant to section 37(1)(c) of the Act, and therefore the landlord is entitled to an order for possession effective two days after service on the tenant.

Conclusion:

I have granted the landlord an Order for Possession. This order may be filed in the Supreme Court and enforced as an Order of that Court. This Decision and Order must be served on the tenant as soon as possible.

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 23, 2013

---

Residential Tenancy Branch