



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

This matter dealt with an application by the Landlord for an Order of Possession and for an early end to the tenancy.

The Landlord said he served the Tenant with the Application and Notice of Hearing (the “hearing package”) by personal delivery on July 7, 2014 and by posting it on the door of the rental unit on July 9, 2014. Based on the evidence of the Landlord, I find that the Tenant was served with the Landlord’s hearing package as required by s. 89 of the Act and the hearing proceeded with both parties in attendance.

The Tenant said she received the hearing package but the second page of the Landlord’s application was not in the package so she does not know what the Landlord has applied for.

When the Landlord was questioned it became apparent that the second page of the application was not given to the Tenant.

Following the discussion of service of documents the parties wanted to reach an agreement to settle these matters and they did so on the following conditions:

1. the Landlord and the Tenant agreed to end the tenancy on July 31, 2014.
2. the Tenant agreed to pay the Landlord the unpaid rent for June, 2014 in the amount of \$550.00 on July 24, 2014 and the unpaid rent for July, 2014 of \$550.00 on July 25, 2014.
3. the Parties agreed the Landlord will receive an Order of Possession with and effective vacancy date of July 31, 2014.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed to end the tenancy on July 31, 2014 as per the above arrangement.

The Landlord has received an Order of Possession with an effective vacancy date of July 31, 2014.

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: July 23, 2014

Residential Tenancy Branch

