



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET FF

Introduction

This hearing convened pursuant to the landlord's application to end the tenancy early and obtain an order of possession. Two agents for the landlord, four respondent tenants and one other individual who stated he was also a tenant participated in the teleconference hearing.

Preliminary Issue – Mutual Agreements to End Tenancy

The landlord submitted evidence that showed that each of the respondents had signed a mutual agreement to end tenancy. I determined it was appropriate, under section 62 of the Act, to amend the landlord's application to add an application for an order of possession pursuant to the mutual agreements to end tenancy.

The tenants called in to the hearing eight minutes late. In the hearing the four respondent tenants confirmed that they each had signed a mutual agreement to end tenancy. Two of the tenants agreed to end the tenancy on September 7, 2014, and the other two tenants agreed to end the tenancy on September 9 and 11, 2014.

I explained to the parties that when even one tenant mutually agrees to end the tenancy, the tenancy ends for all tenants. As two of the tenants agreed to end the tenancy on September 7, 2014, I found that the tenancy ended on that date, and I granted the landlord an order of possession.

As the landlord's application for an order of possession was successful, they are entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

I grant the landlord an order of possession effective two days from service. The tenants 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 *Residential Tenancy Act*.

Dated: September 11, 2014

Residential Tenancy Branch

