



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Cascadia Apartment Rentals Ltd.
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; and to recover the cost of the filing fee from the Tenant.

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

The Tenant acknowledged receipt of the Notice of Hearing documents and copies of the Landlord's evidence.

Issue(s) to be Decided:

Is the Landlord entitled to an Order of Possession pursuant to the provisions of Section 56 of the Act?

Background and Evidence:

At the outset of the Hearing, the Tenant stated that he was not disputing the Landlord's application and that he was in the process of moving out. The Tenant stated that he was mostly finished, but that he had to pick up his bicycle. The Tenant also stated that any other items left in the rental unit could be considered to be garbage and that the Landlord could dispose of them.

The Tenant gave a forwarding address during the Hearing and stated that he could be served with documents at that address.

Analysis:

The Tenant is not disputing the Landlord's application for an early end to tenancy. Therefore, I hereby provide the Landlord with an Order of Possession, effective 6:00 p.m., October 23, 2014.

I find that the Landlord is entitled to recover its filing fee in the amount of \$50.00. Pursuant to the provisions of Section 72 of the Act, this amount may be deducted from the security deposit. The remainder of the security deposit must be dealt with in accordance with the provisions of the Act.

Conclusion:

I hereby provide the Landlord with an Order of Possession **effective 6:00 p.m., October 23, 2014**. This Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

The Landlord may deduct **\$50.00** from the security deposit, in recovery of the cost of the filing fee.

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: October 23, 2014

Residential Tenancy Branch

