



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Decision

Dispute Codes:

ET

Introduction

This Dispute Resolution hearing was convened to deal with the landlord's application seeking an order to end the tenancy early without notice to the tenant.

Both parties appeared and each gave testimony in turn.

Issue(s) to be Decided

Is the landlord entitled to an order of possession without Notice based on section 56(1) of the Act?

Preliminary Matter

The landlord and tenant both testified that the tenant has given a written Notice to vacate effective December 31, 2014 and that, although the tenant's manufactured home is still on the site and is for sale, the tenant no longer resides in the manufactured home park.

As both parties have expressed that an end to the tenancy is the best solution, a mediated discussion ensued in regards to a mutually agreeable date and the parties reached the following consensus:

- On consent of the parties, the landlord will receive an Order of Possession terminating this tenancy effective 1:00 p.m. on December 31, 2014.
- The tenant will not reside in the park, but may attend for maintenance purposes and the tenant's agents will also have access to market the home for sale.

- Both parties made a commitment to keep the peace and to communicate in a polite and respectful manner.

Accordingly, based on the mutual agreement of the parties, I hereby order that this tenancy will end by consent on December 31, 2014 and I hereby issue an Order of Possession in favour of the landlord. This order must be served on the Respondent and may be filed in the Supreme Court and enforced as an order of that Court.

Conclusion

The landlord's application and dispute is resolved by mutual consent with respect to the date the tenancy will end and the landlord is issued an order of possession.

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: December 11, 2014

Residential Tenancy Branch

