



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Phoenix Homes
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ET, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking an order of possession. The hearing was conducted via teleconference and was attended by two agents for the landlord and the tenant.

During the hearing the landlord requested that their Application for Dispute Resolution be amended to add another party as the landlord in addition to the party named on the Application itself and to amend the spelling of the tenant's name.

I have amended the landlord's Application for Dispute Resolution to include the landlord VES and to correct the spelling, as clarified by the tenant, of the tenant's last name.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession to end the tenancy early and without notice and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 56, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties reached the following settlement:

1. The tenant agrees to vacate the rental unit no later than 1:00 p.m. on January 31, 2015.

Conclusion

In support of this settlement and with agreement of both parties I grant the landlord an order of possession effective **January 31, 2015 after service on the tenant**. This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be 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: January 22, 2015

Residential Tenancy Branch

