



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

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 October 16, 2015. 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.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlord and the Tenants agreed to end the Tenancy on January 31, 2016 at 1:00 p.m.
2. the Landlord agreed that the Tenants would not have to pay the rent of \$700.00 for January, 2016 as compensation for ending the tenancy early.
3. both parties agreed that the car parking situation would continue as previously done and that the rental unit entrance would not be blocked by parked cars.
4. the Landlord will receive an Order of Possession with an effective vacancy date of January 31, 2016 at 1:00 p.m.

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 Tenants 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 January 31, 2016 as per the above arrangement.

The Landlord has received an Order of Possession with an effective vacancy date of January 31, 2016 at 1:00 p.m.

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: November 16, 2015

Residential Tenancy Branch

