



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD & FF

Introduction

The Application for Dispute Resolution filed by the landlord seeks an Order for Possession based on a mutual agreement to end the tenancy.

A hearing was conducted by conference call in the presence of a representative of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the Application for Dispute Resolution/Notice of Hearing was served on the Tenant by mailing, by registered mail to where the Tenant resides on October 7, 2016. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issue to be decided is a whether the landlord is entitled to an Order for Possession?

Background and Evidence

The tenant rented another unit from the landlord in 2008. The tenancy for this unit began on May 1, 2014. The rent is subsidized and the Tenant \$450 per month payable in advance on the first day of each month. The tenant paid a security deposit of \$225 at the start of the tenancy.

On September 19, 2016 the parties entered into a written Mutual Agreement to End the Tenancy effective October 31, 2016. The Tenant continues to reside in the rental unit.

Analysis - Order of Possession:

I determined the landlord was entitled to an Order for Possession based on the Mutual Agreement to End the Tenancy. The Tenant(s) failed to attend the hearing and failed to

present any evidence to dispute the validity of that agreement. Accordingly, I granted the landlord an Order for Possession. At the landlord's request I set the effective date of the Order for Possession for December 31, 2016.

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court of British Columbia for enforcement.

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 24, 2016

Residential Tenancy Branch