



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC

### 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 the landlord and the tenant.

At the outset of the hearing the landlord indicated that he had heard from the female tenant this morning and she intended to attend the hearing. When the tenant had not called into the hearing by 10:39, the landlord sent the tenant a text message with the call in number and codes. The tenant called into the hearing.

I also note the tenant left the call prior to the closing of the hearing.

### Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for cause, pursuant to Sections 47 and 55 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

During the hearing the parties reached the following settlement:

- The tenants agreed to pay the landlord \$3,300.00 no later than midnight November 25, 2016 representing ½ month's rent for October 2016 and the full month's rent for November 2016;
- The tenants agreed to vacate the rental unit no later than December 31, 2016; and
- The landlord agreed to not charge the tenants rent for the month of December 2016.

Conclusion

In support of this settlement and with agreement of both parties I grant the landlord an order of possession effective **two days after service on the tenants**. This order must be served on the tenants. If the tenants fail 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.

I note the order of possession is enforceable after service **only** if the tenants fail to pay the landlord \$3,300.00 by November 25, 2016 **or** if the tenants do pay the landlord \$3,300.00 but fail to vacate the property by December 31, 2016 as per the above noted settlement.

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 22, 2016

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Residential Tenancy Branch