



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes OPC-DR, FFL

Introduction

This hearing was convened by way of conference call concerning an application made by the landlord seeking an order of possession for cause, and to recover the filing fee from the tenant for the cost of the application.

An agent for the landlord and the tenant attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. the tenant will vacate the rental unit today;
2. the landlord will have an order of possession effective on 2 days notice to the tenant;
3. the parties will participate in a move-out condition inspection at 3:00 p.m. today, at which time the keys to the rental unit will be returned to the landlord, without the necessity of the landlord providing the tenant with at least 2 opportunities to schedule the inspection.

Since the parties have settled this dispute, I decline to order that the landlord recover the filing fee from the tenant.

Conclusion

For the reasons set out above, and by consent, I hereby grant an order of possession in favour of the landlord effective on 2 days notice to the tenant.

I further order that the parties participate in a move-out condition inspection and make a report thereof at 3:00 p.m. on October 31, 2024, without the necessity of the landlord providing the tenant with at least 2 opportunities to schedule the inspection.

The landlord's application for an order recovering the filing fee from the tenant is hereby dismissed without leave to reapply.

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: October 31, 2024

Residential Tenancy Branch