

INTRODUCTION

- [1] On July 3, 2024 the Landlord filed a *Landlord Application to Determine Dispute* (Form 2(B)) (the "Application") with the Residential Tenancy Office (the "Rental Office"). The Application was supported by an *Eviction Notice* (Form 4(A)) dated May 6, 2024 for effect on May 26, 2024 (the "Notice") served pursuant to section 60 of the *Residential Tenancy Act*. The Application also includes a claim for rent owing.
- [2] On July 10, 2024 the Rental Office mailed and emailed the parties notice of a teleconference hearing scheduled for 11:00 a.m. on July 23, 2024, along with a copy of the Application.
- [3] On July 18, 2024 the Rental Office emailed an 18-page evidence package to the parties.
- [4] On July 23, 2024 the Landlord's representative and the Tenant participated in a teleconference hearing before the Residential Tenancy Officer for determination of the Application.

BACKGROUND

- [5] The Landlord and the Tenant entered into a written, fixed term tenancy agreement for the period of February 1, 2024 to January 31, 2025. Rent in the amount of \$1,495.00 is due on the first day of the month. A security deposit of \$1,495.00 was paid on January 24, 2024.

SETTLEMENT

- [6] At the beginning of the hearing the parties reached an agreement regarding the delivery of possession claim in the Application on the following terms:
- The tenancy between the parties will terminate effective 4:00 p.m. on July 30, 2024. The Tenant and all occupants must vacate the Unit by this time and date.
 - A certified copy of this Order may be filed in the Supreme Court and enforced by Sheriff Services as permitted by the *Act*.
- [7] The agreement of the parties is ordered below.
- [8] The rent owing claim in the Application will be the subject of a later order.

IT IS THEREFORE ORDERED THAT

1. The tenancy between the parties will terminate effective **4:00 p.m. on July 30, 2024**. The Tenant and all occupants must vacate the Unit by this time and date.
2. A certified copy of this Order may be filed in the Supreme Court and enforced by Sheriff Services as permitted by the *Act*.

DATED at Charlottetown, Prince Edward Island, this 23rd day of July, 2024.

(sgd.) Andrew Cudmore

Andrew Cudmore
Residential Tenancy Officer

NOTICE

Right to Appeal

The parties may seek to appeal this Order to the Island Regulatory and Appeals Commission (the "Commission") by serving a Notice of Appeal with the Commission and every party to this Order within **7 days of this Order**. If a document is sent electronically after 5:00 p.m., it is considered received the next day that is not a holiday. If a document is sent by mail, it is considered served on the third day after mailing.

Filing with the Court

If no appeal has been made within the noted timelines, this Order can be filed with the Supreme Court of Prince Edward Island and enforced as if it were an order of the Court.