



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## Decision

Dispute Codes: ET

## Introduction

This hearing dealt with an application by the landlord for an order ending this tenancy early. Despite having been personally served with the application for dispute resolution and notice of hearing on September 8, the tenants did not participate in the conference call hearing.

## Issue(s) to be Decided

Does the landlord have grounds to end this tenancy early?

## Background and Evidence

The tenancy began in May 2008. The rental unit is on the ground floor of a multi-level apartment building. The landlord testified that shortly after the tenancy began, the tenants began admitting numerous guests into the residential property, which guests included drug dealers, the homeless and prostitutes. Both the property manager and the assistant property manager testified that guests of the tenants have threatened to kill them and the assistant property manager testified that he was threatened with bear spray on one occasion by a guest of the tenants.

Five other residents of the building testified that the tenants' guests are entering the property during all hours of the day and night and that the residents are afraid to leave their apartments out of fear of encountering one of these aggressive guests. The assistant property manager testified that in the weekend before the hearing, a man was

assaulted and robbed by two of the guests of the tenants just outside the front door of the residential property.

### Analysis

I accept the undisputed testimony of the landlord and the witnesses and find that the landlord has established cause to end this tenancy. I find that in this situation, given the multiple threats the property manager and his assistant have received, it would be unfair to make the landlord wait until a one month notice to end tenancy has taken effect.

### Conclusion

The landlord is entitled to an order of possession effective one day after service. The tenants must be served with the order of possession. If the tenants fail to comply with the order, the order may be filed at the Supreme Court and enforced as an order of that court.

Dated September 15, 2008.