



# Dispute Resolution Services

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

## Decision

**Dispute Codes:** OPC FF

This hearing dealt with an application by the landlord for an order of possession based on a notice to end tenancy for cause.

The tenancy began on September 1, 2007. Rent in the amount of \$400.00 is payable in advance on the first day of each month. On October 28, 2008, the landlord served the tenant with a notice to end tenancy for cause.

Based on the landlord's testimony, I find that the tenant was served with a notice to end tenancy for cause. The tenant has not applied for dispute resolution to dispute the notice and is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. Based on the above facts, I find that the landlord is entitled to an order of possession. The tenant must be served with the order of possession. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

The landlord is entitled to recovery of the filing fee of \$50.00. I grant the landlord an order under section 72 for the balance due of \$50.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated: December 18, 2008

