

DECISION

Dispute Codes: ET, FF

This hearing dealt with an application by the landlord to end tenancy early and obtain an order of possession. Despite having been served with the application for dispute resolution and notice of hearing in person on April 16, 2009, the tenant did not participate in the conference call hearing.

During the hearing, the landlord withdrew his application for a monetary order for the \$50.00 filing fee. I therefore dismiss his claim in this regard.

On October 1, 2008, the landlord collected a security deposit from the tenant in the amount of \$500.00. The tenancy began on the same day. Rent in the amount of \$1000.00 is payable in advance on the first day of each month.

Sometime in April of 2009, the City of Abbotsford contacted the landlord regarding the rental unit. On April 14, the landlord attended a meeting at City Hall with City of Abbotsford personnel and the police. During the meeting, the landlord was informed that 1) the City of Abbotsford had received many complaints from neighbours regarding garbage, noise and illegal drug trafficking at the rental unit; 2) the City of Abbotsford had sent out several letters to the landlord at the rental unit regarding the garbage on the property; and 3) the police had raided the rental unit on three occasions to search for illegal drugs. During this meeting, the landlord was also given copies of the letters that were addressed to the landlord and mailed to the rental unit. The landlord said that the tenant never gave these letters to him. The landlord submitted copies of these letters as supporting evidence and they include 1) a Bylaw Enforcement Inspection Report dated December 2, 2008; 2) a warning letter dated December 5, 2008 from the City of Abbotsford; and 3) an invoice from the City of Abbotsford dated January 30, 2009 for the amount of \$658.50 for garbage removal.

The landlord said that during the tenancy, he had visited the rental unit on several occasions. On these occasions, he found all of the windows to be broken and all of the outside doors to be damaged.

Based on the above evidence, I find the landlord to have proven that the tenant has put the landlord's property at significant risk. Accordingly, I also find that the landlord has established grounds to end this tenancy early under the provisions of Section 56 of the *Residential Tenancy Act* and he is entitled to an order of possession. I grant the landlord an order of possession that must be served upon the tenant. 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.