

DECISION

Dispute Codes: ET

This hearing dealt with an application by the landlords to end the tenancy early and to obtain an order of possession.

The landlords gave the following evidence as reasons for the need to end the tenancy early. The building consists of the tenant's rental unit located on the second floor and four commercial units located on the main floor. Since the inception of the tenancy, the landlords have received numerous complaints from tenants of the commercial units and a caretaker of a theatre from across the street about frequent parties and large number of youths getting drunk and using drugs inside the tenant's unit, in the hallway and outside of the building. On one occasion, a tenant of the commercial unit reported finding a drug paraphernalia by their unit. The landlords had warned the tenant to stop such partying on several occasions without any success. As well, the front door of the building and the tenant's unit door were both kicked in; holes (some the size of a fist) were made on the dry wall of the stairwell landing; and on April 26, debris and vomiting were found in the hallway. The landlords' assertions are supported by reports from a security company hired by the landlord to patrol the building during the nights. The landlords also submitted file numbers of four police reports regarding the above described incidents. The landlords added that the tenants in the commercial units have expressed feeling intimidated and frightened by the behaviour and activities of the tenant and her guests.

The tenant denied there were ever any parties. She also denied that alcohol or drug was used inside her unit. She added that she was not responsible for the activities outside of the building. As for the damages, the tenant said that she was not responsible for the building entrance door and her unit door from being kicked in. I note that a report from the security company states that on April 25,

the tenant admitted to the security personnel on site that her sibling had broken the glass of the building entrance door. The same report further states that on April 26, the security personnel found the wooden latch of the building entrance door to be kicked in. On the same day, the landlords found debris and vomit in the hallway of the building.

The preponderance of the evidence leads me to conclude that the tenant and persons permitted on the property by her have 1) significantly interfered with or unreasonably disturbed other tenants in the building; 2) seriously jeopardized the safety of the other tenants in the building; and 3) put the landlord's property at significant risk.

Based on the above, I find that the landlords have proven the need to end the tenancy early under the provisions of Section 56 of the *Residential Tenancy Act* and I order the tenancy to end immediately. I grant the landlords an order of possession that must be served upon the tenant. That order may be filed with and enforced as an order of the Supreme Court of British Columbia.