



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes ET

Introduction

Some documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant and the applicants witness the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail. It was mailed on April 28, 2009 but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for an early end to the tenancy and for an Order of Possession.

Background and Evidence

The applicant and witness testified that:

- The tenant has people coming and going from the rental unit at all hours of day and night and this is very disruptive for the landlord who lives in the same building.
- The police have also been to the rental unit on numerous occasions.



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- The tenant allows numerous people into the rental unit, and even lets people sleep in the shared laundry room and the landlord therefore fears for her safety.

The landlord is therefore requesting an early end to this tenancy, and an Order of Possession.

Analysis

It's my finding that the landlord has shown that this tenant is unreasonably disturbing the landlord to such an extent that it would not be reasonable to allow this tenancy to continue any longer.

It's also my decision that the landlord's safety concerns are justified and she should not have to put up with strangers sleeping in a shared laundry area.

In early into the tenancy is justified

Conclusion

I allow the request for an early into the tenancy and I have issued an Order of Possession to the landlord for 12 noon on May 16th 2009.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: May 13, 2009.

Dispute Resolution Officer