

DECISION

Dispute Codes: ET

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

The tenancy began on May 7, 2009. A monthly rent in the amount of \$500.00 is payable in advance on the first day of each month.

The landlord said that ever since the tenancy started, they have received 8 or more complaints from other tenants about the tenant's behaviour. Specifically, the tenant was often drunk, yelling, cursing, intimidating and belligerent. Three letters from other tenants and neighbours were submitted in support of the landlord's assertions. Before May 13, the manager had given the tenant two verbal warnings to stop disturbing others in the park. The manager of the park also had several encounters with the tenant and gave the following evidence regarding these encounters. On or about May 13, the tenant came to their unit demanding money for work he did around his own unit. The manager described the tenant to be drunk, yelling and cursing during this encounter. At one point, the manager tried to close her door and the tenant pushed it opened with his arm. After this incident, the manager gave the tenant a final written warning about his behaviour. On May 28, the manager was away. When she returned, a neighbour told her that the tenant had tried to kick in her door. The manager also found finger prints on her living room window and her friend's runners on top of her roof. On the same day, the manager gave the tenant a letter asking him to move out. The tenant became very angry. The landlord said that he had observed the tenant to be carrying a knife with him all the time. On May 29, the manager received a complaint from another tenant that the tenant had entered their unit uninvited asking for a smoke. On the same evening, someone in the park called the police about an argument coming from the tenant's unit.

The tenant denied that the landlord's assertions that he was drunk, loud, rude, threatening and intimidating. He contended that after May 13, he did not enter the park.

The preponderance of the evidence led me to the conclusion that the landlord has established grounds to end the tenancy. The landlord's testimony is supported by three witness letters. In a letter dated May 29, 2009, SC stated that on May 28, she had observed the tenant thumping at another tenant's unit with an object in his hand. In another letter dated May 31, 2009, CW stated that the tenant had been loud, cursing and uttering threats towards his roommate. All three witnesses have expressed concerns for their safety and the safety of their family.

Based on the above, I find that the landlord has proven the need to end tenancy early under the provisions of Section 56 of the *Residential Tenancy Act*. The landlord is entitled to an order of possession and I grant the landlord such an order. 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.

Dated June 05, 2009.