

## **DECISION**

**Dispute Codes:** ET, FF

This hearing dealt with an application by the landlord to end tenancy early and to obtain an order of possession. Despite having been served with the application for dispute resolution and notice of hearing by posting on July 30, 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.

The landlord gave the following testimony as reasons for his seeking to end tenancy early. The tenancy began on March 1, 2009. The tenant was late in paying her rent for the months of April, May and June. On June 1, 2009, the landlord served the tenant with a notice to end tenancy for cause. The tenant refused to leave or to pay rent. Since the end of June, the tenant has had many verbal confrontations with the landlord. During these confrontations, the tenant would threaten the landlord with comments such as, "I am going to crush your head under my boots". The landlord had called the police on two occasions due to these threats. Throughout the month of July, the tenant had a homeless man and some hookers living in the unit. As well, the tenant had started "hooking" herself and brought her customers into the unit. In addition, the tenant has been doing drugs both inside and outside of her unit.

One day during the last week of July, the following incidents took place. The tenant ripped out the phone cord in a drug rage. When the landlord tried to stop her, the tenant accidentally scratched the landlord. The landlord then called the police. On the same day, the tenant also disconnected all the phone wires outside of the house; turned the power and heat for the house on and off, causing the food in the landlord's fridge to go bad; and left a candle burning on her side table. As well, the landlord found drugs, needles, syringes and crack pipes inside the tenant's unit.

The landlord said that he has been in fear for his family's safety. Therefore, during the

past one month, his wife and children have gone to live with a relative in Mission. The landlord added that the neighbours have also expressed concerns for the safety of their children when they play outside.

Based on the landlord's undisputed testimony, I find that the landlord has established sufficient grounds to end the tenancy early. I therefore grant the landlord an order of possession effective 2 days after service. 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 August 12, 2009.