



# 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 have been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by posting of the documents on the respondent's door on August the 21st 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

### Background and Evidence

The applicant testified that:

- The respondent/tenant held a woman at knife point in his rental unit, threatening to kill her.
- Another tenant in the complex heard a woman screaming, very loudly, and asking someone to take a knife away from her face and therefore called the police.
- Numerous police cars responded to the incident and the officers had to break in the door of the rental unit.



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- The respondent/tenant exited the home carrying two large knives and the police officers had to pull their weapons and advise him to put the knives down.

The applicant is therefore requesting an early into this tenancy and an Order of Possession as the other occupants of the rental property fear for their safety.

## Analysis

It is my decision that the applicant has shown that the respondent poses a safety threat to the other occupants of the rental property and therefore an early into this tenancy is justified.

## Conclusion

I allow the request for an early end to the tenancy and I have issued an Order of Possession to the landlords for 1:00 p.m. September 4 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: September 02, 2009.

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Dispute Resolution Officer