



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 the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by hand on September 24, 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 testified that:

- The respondent has made numerous death threats against the landlord and against other tenants in the rental complex.
- The respondent threatened to bleed out the applicant's dog by cutting his throat.
- The respondent has attempted to hit other tenants with her vehicle.
- There are three open police files and there is a warrant out for the respondent's arrest, for uttering threats.
- The respondent has been walking around waving a gas can in a threatening manner.



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The applicant fears for the safety of herself and the other tenants in the rental complex and is requesting an immediate end to this tenancy and an Order of Possession.

Analysis

It is my finding that the applicant has shown that the respondent poses an immediate and direct threat to the safety and well-being of the landlord and the other tenants in the rental complex.

It is my decision therefore that it would not be reasonable to allow this tenancy to continue any longer and therefore I find in favour of the landlords request for an early end to the tenancy.

Conclusion

I order an immediate end to this tenancy and have issued an immediate Order of Possession to the landlord.

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 30, 2009.

Dispute Resolution Officer