

Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Codes: ET, FF

Introduction

This hearing dealt with an application by the landlord for an order ending this tenancy early. Despite having been personally served with the application for dispute resolution and notice of hearing on September 21, the tenant did not participate in the hearing.

Issue(s) to be Decided

Is the landlord entitled to an order ending this tenancy early?

Background and Evidence

The landlord testified that the rental unit is a room in a residence in which a number of residents live and share common areas, including the kitchen and bathroom. The landlord's building manager testified that the tenant has threatened to hit the manager with a computer keyboard and has lunged at him and that the tenant's son has also threatened to hurt the manager. Another tenant testified that he has witnessed the tenant displaying extreme anger toward other tenants for trivial matters and the landlord testified that she has received numerous complaints about this tenant from other residents.

Analysis

I accept the sworn evidence of the landlord and her agents and witness. I am satisfied that the tenant's behaviour has unreasonably disturbed other occupants and seriously jeopardized the safety of other occupants and the building manager.

In the circumstances it would be unreasonable and unfair to require the landlord to wait for a notice to end the tenancy under s. 47 and therefore I find that the landlord is entitled to an order for possession. A formal order has been issued and may be filed in the Supreme Court and enforced as an order of that Court. I further order the tenant to

pay to the landlord the sum of \$50.00 being the cost of the filing fee paid pursuant to section 59.

Conclusion

The landlord is granted an order of possession.

Dated September 29, 2009.