



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes ET

Introduction

Some written arguments were 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 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 an Order of Possession.

Background and Evidence

The applicant testified that:

- The respondent moved into the rental unit without notice and without paying any rent.
- The respondent refuses to leave claiming that he rented the unit from a previous tenant.
- The respondent threatened the applicant with a broken bottle and the applicant fears for his safety.



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The applicant is therefore requesting an early into this tenancy and an immediate Order of Possession.

Analysis

Is my decision that the respondent poses an immediate threat to the safety and well-being of the property and the safety and well-being of the landlord, and therefore I allow the landlords request for an early and to the tenancy.

Conclusion

I order that this tenancy is ended and I have issued an Order of Possession to the landlord for 12 noon October 31, 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: October 30, 2009.

Dispute Resolution Officer