

DECISION

Dispute Codes ET

Introduction

A substantial amount of documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties .

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 applicants testified that:

- The respondent is acting in an aggressive and destructive manner that threatens the safety and well-being of the other occupants and the management of the dispute property.
- In the most recent incident the applicant became very hostile tore out numerous bedding plants, and destroyed the tires on the landlord's trailer.

The applicants are therefore asking for an early end to the tenancy and an Order of Possession to protect the safety of the other tenants and the management of the dispute property.

The respondent testified that:

- He had spent the winter working on the compost pile and when he arrived home and found the landlord had loaded compost on the landlord's trailer to take to the dump he got angry.

- As a result he tore up some of the bedding plants the landlords had planted, and destroyed three tires on the landlords trailer to stop the landlord from taking the compost to the dump.
- He believes the landlord purposely tries to aggravate him and make him angry and therefore the landlord should not be able to end the tenancy because of this.

Analysis

It is my decision that I will allow the landlords request for an early into this tenancy, because it is not reasonable under any circumstances for the tenant to destroy property that belongs to the landlord simply because he is angry with the landlord.

Violence is not to be tolerated in any manner and if the tenant chooses use violence to resolve his conflicts he does so at the risk of losing his tenancy, because these actions put the safety of other tenants and of the landlords in jeopardy.

Conclusion

I order an early end to this tenancy and have issued an Order of Possession for 1:00 p.m. on May 31, 2010.

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: May 12, 2010.

Dispute Resolution Officer