

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 registered mail that was mailed on July 5, 2010, 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 assaulted another tenant and severely beat him up in the entry hall of the building which resulted in extensive amount of blood on the floor and the arrest of the respondent.
- The assaulted tenant was taken to hospital.
- The living room window at the rental unit has been broken twice by objects being thrown through the window.
- The respondent also tried to force his way into another female tenants suite and again the police were called.

The applicants are requesting an early end to the tenancy as this tenant is so aggressive and disruptive that all the other tenants live in fear.

Analysis

It is my finding that the applicant's have shown that the respondent is disrupting the quiet enjoyment of the rental property to such an extent that it would be unreasonable to allow this tenancy to continue any longer.

The respondent has been acting with reckless disregard for the rights and safety of any of the other tenants in the rental property and as caused extensive damage to the property as well.

I therefore allow the request for the early and the tenancy.

Conclusion

I have ordered an early into this tenancy and have issued an Order of Possession that is enforceable two days after service on the respondent.

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: July 23, 2010.

Dispute Resolution Officer