



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes ET, FF

### Introduction

A substantial amount of 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 notice of hearing was posted on the respondent's door on August 20, 2010 however the respondent 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 the tenancy and a request for an Order of Possession, and the applicants are also requesting that the respondent bear the \$50.00 cost of the filing fee which was paid for the application for dispute resolution.

### Background and Evidence

The applicants testified that:

- The respondent has refused to cooperate in getting her suite ready to be treated for a bed bug infestation.
- The pest control company has therefore been unable to treat the respondent's suite for a major bed bug infestation.
- As a result of this, bedbugs have already spread to the suites beside and below the respondent's.





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- All the other tenants in the rental property are extremely concerned that this infestation will not be eliminated as a result of the respondent's failure to cooperate.

The applicants are therefore requesting an early into this tenancy and an Order of Possession as they feel it's unreasonable to wait the one month required to end the tenancy with a normal Notice to End Tenancy for cause, as the infestation could be widespread by that time if left untreated.

## Analysis

It is my decision that the landlords do have reasonable grounds for an early and to this tenancy.

A bedbug infestation is a major issue and since the respondent is failing to co-operate with the landlords to deal with the bed bug infestation, the infestation is very likely to spread.

It is also my decision that it would not be reasonable to expect the landlords to wait a further month to deal with this infestation, because by that time it could have spread throughout the rental property.

## Conclusion

I ordered an early into this tenancy and have issued an Order of Possession to the landlords that is enforceable two days after service on the respondent, I further ordered that the respondent bear the \$50.00 cost of the filing fee that was paid for the application for dispute resolution.

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 01, 2010.

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Dispute Resolution Officer