



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPC

Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord for an order of possession.

Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail on August 27, 2010, the Tenant did not appear.

The Landlord appeared, gave affirmed testimony and was provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Issue(s) to be Decided

Is the Landlord entitled to an Order of Possession under the Act and tenancy agreement?

Background and Evidence

This was a six month, fixed term tenancy for the period of April 1, 2010 until October 1, 2010. According to the terms of the tenancy agreement, the parties agreed that at the end of the fixed length of time, the tenancy ended and the tenant must move out of the residential unit.

The Landlord testified that, although he had seen evidence of the Tenant packing up, he wanted an order of possession to ensure that the Tenant vacated the rental unit by October 1, 2010.

I find that the Tenant was served notice of this hearing and did not appear.

Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

I find that the Landlord is entitled to an order of possession effective **at 1:00 p.m. on October 1, 2010**, after service on the Tenant. This order may be filed in the Supreme Court and enforced as an order of that Court.

Conclusion

The Landlord is granted an Order of Possession.

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 22, 2010.

Dispute Resolution Officer