

Decision

Dispute Codes: OPQ

Background / Evidence / Analysis

This hearing was convened in response to an application by the tenant for cancellation of a 2 month notice to end tenancy. The matter was scheduled to be heard by way of conference call on October 12, 2010, at 9:30 a.m. The landlord's agent participated in the hearing and gave affirmed testimony. However, as at 9:40 a.m. the tenant / applicant had still not appeared and the hearing was concluded at that time. During the hearing the landlord made an oral request for an order of possession.

Pursuant to a written tenancy agreement, the month-to-month tenancy began on August 1, 2008. Rent in the amount of \$1,109.00 is payable in advance on the first day of each month. A security deposit of \$554.50 was collected at the outset of tenancy.

The landlord issued a 2 month notice to end tenancy dated August 23, 2010 "because the tenant does not qualify for subsidized rental unit." Subsequently, the tenant filed an application to dispute the notice on September 1, 2010, however, the tenant did not attend the hearing which was scheduled in response to her application. Based on the documentary evidence and the affirmed / undisputed testimony of the landlord's agent, I find the landlord has established entitlement to an order of possession.

Conclusion

I hereby issue an order of possession in favour of the landlord effective not later than **1:00 p.m., Sunday, October 31, 2010**. This order must be served on the tenant.

Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

DATE: October 12, 2010

Dispute Resolution Officer