



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 respondent was served with notice of the hearing which was posted on her door on November 18, 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, and a request that the respondent bear the \$50.00 cost of the filing fee that was paid for the application for dispute resolution

Background and Evidence

The applicant testified that:

- This tenant was an excellent tenant until approximately 3 months ago.
- Over the past three months she has become more and more aggressive and is basically terrorizing the other tenants in Mobile Home Park.
- She has assaulted another, elderly, tenant, and the RCMP have had to be called on numerous occasions.



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- All the other tenants in the park fear for their physical well-being and for the safety of their property.
- They feel it's urgent to get this tenant out of the rental property before someone else gets hurt.

Analysis

It is my decision that the landlords have shown that this tenant poses a threat to the safety of the other tenants in the rental property.

The landlord has provided witness statements that show that this tenant is causing the other tenants in the rental unit to fear for their safety.

It would not be a reasonable to allow this tenancy to continue any longer and therefore I allow the request for an early end to the tenancy.

Conclusion

I hereby order an early end to this tenancy and have issued an Order of Possession that's enforceable two days after service on the respondent. I further order 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: December 03, 2010.

Dispute Resolution Officer