



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPL, OPB, FF

Introduction

This was an application by the landlord for an order for possession. The hearing was conducted by conference call. The landlord participated with the assistance of a translator. The tenants did not attend the hearing although they were served with the application for dispute resolution and Notice of Hearing sent by registered mail on November 9, 2010

Issues(s) to be Decided

Is the landlord entitled to an order for possession?

Background and Evidence

The rental unit is a basement suite in the landlord's house in Vancouver. The landlord personally served the tenants with a two month Notice to End Tenancy for landlord's use on September 30, 2010. The Notice required the tenants to move out of the rental unit by November 30, 2010.

Analysis and conclusion

The tenants have not applied to dispute the Notice; they are therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the Notice. Based on the above facts I find that the landlord is entitled to an order for possession

effective two days after service on the tenant. This order may be filed in the Supreme Court and enforced as an Order of that Court.

The landlord testified that the tenants have failed to pay rent for several months. The landlord has leave to make a further application for a monetary order.

Dated: December 01, 2010.
