



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes OPC

Introduction

This hearing dealt with the Landlord's application for an Order of Possession ending the tenancy for cause.

Although served with the Application for Dispute Resolution and Notice of Hearing on December 22, 2010, in person by the Landlord, the Tenants did not appear.

The Landlord appeared, gave affirmed testimony and was provided the opportunity to present his 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?

Background and Evidence

Based on the testimony and evidence of the Landlord, I find that the Tenants were served with a 1 Month Notice to End Tenancy for Cause on October 31, 2010, in person, with a stated effective move out date of November 3, 2010. The Notice listed as cause that the rental unit must be vacated to comply with a government order.

Analysis

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

The Tenants did not apply to dispute the Notice and are therefore conclusively presumed under section 47(5) of the Act to have accepted that the tenancy ended on the effective date of the Notice.



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Therefore, I find the Landlord is entitled to an order of possession, and at the Landlord's request, the same is effective at **1:00 p.m. on February 28, 2011**. 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, effective at 1:00 p.m. on February 28, 2011.

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: January 13, 2011.

Residential Tenancy Branch