

## **DECISION**

Dispute Codes      ET

### Introduction

This is an application by the Landlord for an emergency end to tenancy. Both parties attended the hearing by conference call.

### Issue(s) to be Decided

Is the Landlord entitled to an order of possession to end the tenancy early?

### Background and Evidence

The Landlord has not filed any details of the dispute or any evidence. The Tenant states that he received a 10 day notice to end the tenancy for unpaid rent. The Landlord confirms this in his direct evidence.

### Analysis

#### **Application for order ending tenancy early**

56 (1) A landlord may make an application for dispute resolution to request an order

(a) ending a tenancy on a date that is earlier than the tenancy would end if notice to end the tenancy were given under section 47 [*landlord's notice: cause*]

I find that the Landlord has failed to demonstrate that his application falls within the parameters of Section 56 for an emergency end to tenancy. As such, I dismiss the Landlord's application.

### Conclusion

The Landlord's application is dismissed.

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: February 25, 2011.

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Residential Tenancy Branch