



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes O

Introduction

This conference call hearing was convened in response to the landlord's application for an Order of Possession on a date effective when the tenancy ends according to the tenant's one month notice to end tenancy.

At the outset, the landlord stated that the tenant moved out of the rental unit approximately one and a half weeks ago. The landlord stated that he would nevertheless prefer an Order of Possession due to a history of problems with the tenant.

Analysis

Section 45(1) of the Act states in part that a tenant may end a periodic tenancy by giving the landlord notice to end the tenancy effective on a date that is not earlier than one month after the date the landlord received the notice. In his documentary evidence, the landlord provided a copy of the tenant's March 14th, 2011 Notice to End Tenancy, effective May 1st, 2011.

Conclusion

Pursuant to section 55(2) of the Act, I grant the landlord an Order of Possession effective 1 p.m. on May 1st, 2011. This Order must be served upon the tenant. If necessary, this Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

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: April 20, 2011.

Residential Tenancy Branch