



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC OPB

### Introduction

This hearing dealt with an application by the landlord for an order of possession pursuant to a notice to end tenancy for cause. An agent for the landlord participated in the teleconference hearing, and the tenant joined the hearing 10 minutes after the hearing commenced.

### Issue(s) to be Decided

Is the landlord entitled to an order of possession?

### Background and Evidence

On August 25, 2011 the landlord personally served the tenant with a notice to end tenancy for cause. The tenant acknowledged that he received the notice on that date, and he did not apply to dispute the notice.

### Analysis

The tenant was served with a notice to end tenancy and has not applied for dispute resolution to dispute the notice. The tenant is 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 of possession.

### Conclusion

I grant the landlord an order of possession effective two days from service. The tenant must be served with the order of possession. This order is final and binding. Should the tenant fail to comply with the order, the 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: October 25, 2011.

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Residential Tenancy Branch