



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL

Introduction

This hearing dealt with an application by the landlord for an order of possession. Despite having been personally served with the application for dispute resolution and notice of hearing on November 9, 2011, the tenant did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to an order of possession?

Background and Evidence

On September 30, 2011, the landlord served the tenant a notice to end tenancy for landlord's use. The tenant 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 will end on the effective date of the notice. The landlord is therefore entitled to an order of possession.

Conclusion

I grant the landlord an order of possession effective November 30, 2011. The tenant must be served with the order of possession. 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: November 28, 2011.

Residential Tenancy Branch