



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

This hearing dealt with an application by the landlord for an order ending this tenancy early. Despite having been personally served with the application for dispute resolution and notice of hearing on March 30, the tenant did not participate in the conference call hearing.

Issue to be Decided

Is the landlord entitled to an order ending this tenancy early?

Background and Evidence

The landlord's undisputed evidence is as follows. On March 29, a man who was known by the landlord to be a frequent guest of the tenant was pursued by police after having allegedly brandished a weapon during the course of a theft. The man was admitted to the secured building by the tenant and took refuge in the rental unit in an effort to elude police. The police's emergency response team shut down the building for several hours, causing significant distress to other tenants, who were not permitted to leave their units during the stand-off.

Analysis

I accept the landlord's undisputed testimony and I find that the actions of the tenant and her guest significantly interfered with and unreasonably disturbed other occupants and seriously jeopardized the health and safety of other occupants. I find that it would be unreasonable in the circumstances to make the landlord wait until a one month notice to end tenancy had taken effect and I find that the landlord should be permitted to end the tenancy early.

I grant the landlord an order of possession effective 2 days after service. The tenant must be served with the order and if she fails to comply, the order may be filed in the Supreme Court and enforced as an order of that Court.

Conclusion

The landlord may end the tenancy and is granted an order of possession.

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 12, 2012

Residential Tenancy Branch