



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC FF

### Introduction

This hearing dealt with an application by the landlord for an order of possession. The landlord and the tenant participated in the teleconference hearing.

### Issue(s) to be Decided

Is the landlord entitled to an order of possession?

### Background and Evidence

On April 11, 2012 the landlord served the tenant a notice to end tenancy for cause. The tenant acknowledged that he received the notice on April 11, 2012 and he did not apply to dispute the notice. The effective date of the notice is May 31, 2012.

### Analysis

I find that the tenant was served with a notice to end tenancy and has not applied for dispute resolution to dispute the notice and is therefore conclusively presumed to have accepted that the tenancy will end on the effective date of the notice. Based on the above facts I find that the landlord is entitled to an order of possession.

As the landlord's application was successful, they are also entitled to recovery of the \$50 filing fee for the cost of their application.

### Conclusion

I grant the landlord an order of possession effective May 31, 2012. 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: May 24, 2012.

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Residential Tenancy Branch