



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC OPB FF O

### Introduction

This hearing dealt with the landlord's application for an order of possession pursuant to a notice to end tenancy for cause. Both 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 March 16, 2012 the landlord served the tenant a notice to end tenancy for cause. The tenant did not make an application to dispute the notice. The tenant acknowledged these facts. The tenant requested that the order of possession be effective on June 2, 2012, and the landlord agreed to this date.

### Analysis

I find that the tenant was served the notice to end tenancy and did not apply to cancel the notice, and 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. The landlord agreed to extend the date of the order of possession to June 2, 2012, and I therefore grant the landlord an order of possession effective June 2, 2012.

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 June 2, 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 *Manufactured Home Park Tenancy Act*.

Dated: May 29, 2012.

---

Residential Tenancy Branch