



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

Introduction

This hearing dealt with an application by the landlord for an order ending this tenancy early and recovery of the filing fee. Despite having been personally served with the application for dispute resolution and notice of hearing on June 9, the tenant did not participate in the conference call hearing.

Issue to be Decided

Should this tenancy be ended early?

Background and Evidence

The landlord's undisputed evidence is as follows. The tenancy began on June 1, 2012. The rental unit is a trailer on a rental property which is shared with the landlord's home and a cabin which is rented to another party. The landlord testified that on September 3, the tenant held a party in the rental unit which was extremely noisy, creating a disturbance for herself and the occupants of the cabin. Several days later, the landlord discovered that the tenant had cut down a tree on the property and burned it in the front yard. The landlord testified that she is fearful for her safety and fears that further damage to her property will result if the tenancy continues.

Analysis

I accept the landlord's undisputed testimony and I find that by cutting down the tree on the residential property and burning it on the lawn, the tenant caused damage to the property and created a safety hazard. I find that it would be unfair to the landlord and the other occupants of the residential property to wait for a notice to end the tenancy to take effect and accordingly I grant the landlord an order of possession effective 2 days after service. The order may be filed in the Supreme Court for enforcement.

Conclusion

The landlord 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: June 15, 2012

Residential Tenancy Branch