



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. The landlord testified that she served the application for dispute resolution and notice of hearing on the tenant by posting the documents to the door of the rental unit on September 4. The tenant did not appear at the hearing, but I was satisfied that the hearing documents had been served in accordance with the Act and the hearing proceeded in her absence.

Issue to be Decided

Should the tenancy be ended early?

Background and Evidence

The landlord's undisputed evidence is as follows. On or about September 2, a guest of the tenant assaulted the landlord by pushing her to the ground.

Analysis

I accept the landlord's undisputed testimony. The tenant is responsible for the actions of her guests and I find that the actions of her guest posed a danger to the landlord. I find that it would be unfair to the landlord to wait for a one month notice to end tenancy to take effect and I find that the tenancy should end on short notice.

I grant the landlord an order of possession. This order must be served on the tenant. If the tenant fails to comply with the order, it may be filed in the Supreme Court and enforced as an order of that Court.

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: September 11, 2012

Residential Tenancy Branch