



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL

Introduction

This is an application filed by the Landlord for an order of possession for a 2 month notice to end tenancy issued for Landlord's use of property.

The Landlord attended the hearing by conference call and gave undisputed testimony. The Tenant did not attend or submit any documentary evidence. The Landlord states that the Tenant was served with the notice of hearing documents in person on March 22, 2013 when they were handed to the Tenant by the Landlord, N.G. and G.G. in attendance. I am satisfied based upon the undisputed testimony of the Landlord that the Tenant was properly served with the notice of hearing package.

Issue(s) to be Decided

Is the Landlord entitled to an order of possession?

Background and Evidence

The Landlord states that a 2 month notice to end tenancy issued for Landlord's use of property dated February 27, 2013 was served upon the Tenants in person on February 27, 2013 by hand by the Landlord, N.G. and G.G. in attendance.

The notice displays an effective date of May 1, 2013 and the following reason for the notice.

- The landlord has all necessary permits and approvals required by law to demolish the rental unit or repair the rental unit in a manner that requires the rental unit to be vacant.

The Landlord has submitted copies of a receipt from the City of Burnaby dated June 29, 2012 for a "subdivision application fee", an invoice dated June 29, 2012 for a "Topographical Survey for Subdivision", an invoice dated February 1, 2013 for a "Subdivision Plan" and "Explanatory Plan for Covenant", two quotes for demolition services, a "Building Permit" from the City of Burnaby dated February 7, 2013 for "demo old sfd" which is explained as the demolition of a single family dwelling.

Analysis

I find that the Landlord has properly served the Tenant with the 2 month notice to end tenancy issued for Landlord's use of property on February 27, 2013 by personal service based upon the undisputed testimony of the Landlord.

I accept the undisputed testimony of the Landlord and find that the reasons for cause on the 2 month notice for Landlord's use of property has been satisfied. The Landlord has provided sufficient evidence of the necessary permits and approvals required by law as shown in the submitted documentary evidence. The notice dated February 27, 2013 is upheld and the Landlord is granted an order of possession for the effective date of the notice on May 1, 2013.

Conclusion

The Landlord is granted an order of possession for May 1, 2013.

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 19, 2013

Residential Tenancy Branch