



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Vancouver Eviction Services
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

Landlord: OPC, FF
Tenant: CNC, FF

Introduction

This hearing dealt with the cross Applications for Dispute Resolution. The landlord sought an order of possession and the tenant sought to cancel a notice to end tenancy.

The hearing was conducted via teleconference and was attended by the landlord's agent, the landlord, and the tenant.

At the outset of the hearing the tenant identified that he was mostly moved out of the rental unit and that he would be completely out as of July 5, 2013. The tenant agreed that as he was already moving out there was no need to pursue cancelling the notice to end tenancy and he withdraws his Application.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent; and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 47, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

The tenant submits the tenancy has been ongoing for almost 8 years and he has had three landlords during this time. The parties agree the landlord issued a 1 Month Notice to End Tenancy on May 28, 2013 with an effective vacancy date of June 30, 2013 citing the tenant has been repeatedly late paying rent.

Analysis

As the tenant has indicated that he has substantially removed his belongings and intends to vacate the rental unit within 2 days I find the landlord is entitled to an order of possession based on the 1 Month Notice to End Tenancy.

Conclusion

I grant the landlord an order of possession effective **two days after service on the tenant**. This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

I find the landlord is entitled to monetary compensation pursuant to Section 67 and grant a monetary order in the amount of **\$50.00** comprised of the fee paid by the landlord for this application.

This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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: July 03, 2013

Residential Tenancy Branch