



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 ET, FF

Introduction

This is an application filed by the Landlord for an early end to the tenancy and to obtain an order of possession and recovery of the filing fee.

The Landlord attended the hearing by conference call and gave undisputed testimony. The Tenants did not attend or submit any documentary evidence. The Landlord's Agent, S.A. states that the Tenants were personally by her with the notice of hearing package on September 4, 2013. I accept the undisputed testimony of the Landlord and at 10 minutes past the start of the hearing time, I find that the Tenants have been properly served with the notice of hearing package.

Issue(s) to be Decided

Is the Landlord entitled to an early end to the tenancy?

Background and Evidence

This Tenancy began on March 1, 2012 on a month to month basis as shown by the submitted copy of the signed tenancy agreement. The monthly rent was \$885.00 payable on the 1st of each month and a security deposit of \$425.00 was paid on March 1, 2012.

The Landlord's Agent states that the Tenant had assaulted the Landlord by knocking the Landlord off of his mobility scooter and that the Vancouver Police attended. The Landlord's Agent has provided a Vancouver Police Incident number as confirmation. Both parties were verbally warned to have no contact with the other party. The Landlord seeks an order to end the tenancy early.

Analysis

I accept the undisputed testimony of the Landlord and find that the Landlord has established a claim for an early end to the tenancy in light of the physical altercation that took place. The Landlord is granted an order of possession. This order must be served upon the Tenants. Should the Tenants fail to comply the Landlord may file the order in the Supreme Court of British Columbia and enforce it as an order of that Court.

The Landlord is also entitled to recovery of the \$50.00 filing fee. The Landlord is granted a monetary order for \$50.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The Landlord is granted an order of possession and a monetary order for \$50.00.

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 24, 2013

Residential Tenancy Branch

