



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Stratatech Consulting Ltd  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPC, FF

### Introduction

This is an application for an Order of Possession based on a 1 month Notice to End Tenancy given for cause, and a request for recovery of the \$50.00 filing fee.

Some documentary evidence, photo evidence, and written arguments have been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

### Issue(s) to be Decided

At the beginning of the hearing the applicant stated that they are withdrawing their request for recovery of the filing fee, and therefore the only issue to deal with is whether or not to issue an Order of Possession.

### Background and Evidence

The applicant testified that:

- On January 9, 2014 the tenants were personally served with a one month Notice to End Tenancy.
- The tenants have not filed a dispute of that notice, and the time frame in which to file a dispute is now well past.
- They are therefore requesting an Order of Possession for February 28, 2014.

The respondent testified that:

- They did receive the one month Notice to End Tenancy, on January 9, 2014.
- They are planning to move out of the rental unit on February 28, 2014, as they have no choice.
- They do not dispute the request for an Order of Possession.

Analysis

It is my finding that the landlords have served a valid one month Notice to End Tenancy and therefore pursuant to section 47 of the Residential Tenancy Act this tenancy ends on February 28, 2014.

Since the tenants have not filed a dispute of the notice I allow the request for an Order of Possession.

Conclusion

I have issued an Order of Possession for 1:00 PM on February 28, 2014.

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: February 13, 2014

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Residential Tenancy Branch

