



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Columbus Charities Association
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC, FF

Introduction

This is an application filed by the landlord for an order of possession as a result of a notice to end tenancy issued for cause and recovery of the filing fee.

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 package and the submitted documentary evidence in person on May 2, 2014 with a witness.

Issue(s) to be Decided

Is the landlord entitled to an order of possession?

Background and Evidence

The landlord states that the tenant was served with a 1 month notice to end tenancy issued for cause dated March 6, 2014 on March 7, 2014 in person with a witness. The notice states an effective end of tenancy date of April 30, 2014. The landlord states that the tenant failed to vacate the rental unit on April 30, 2014 and is still occupying the rental unit. The landlord states that he is unaware of the tenant filing any applications to dispute the notice to end tenancy dated March 6, 2014.

Analysis

I accept the undisputed testimony of the landlord and find that a claim has been established for an order of possession. I find based upon the undisputed testimony that the tenant was properly served with the 1 month notice to end tenancy issued for unpaid rent dated March 6, 2014 on March 7, 2014 in person with a witness. The tenant failed to make an application to dispute the notice nor did he comply with the notice and

vacate the rental unit on April 30, 2014. The tenant is deemed to have accepted that the tenancy is at an end as he failed to file an application for dispute resolution to dispute the notice. The landlord is granted an order of possession. The tenant must be served with the order of possession. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced 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: June 03, 2014

Residential Tenancy Branch

