



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LLA Investments Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ET

Introduction

This hearing was convened to address an application by the landlord for an order ending this tenancy early. Despite having been served with the application for dispute resolution and notice of hearing by registered mail sent to the rental unit on April 22, the tenant did not participate in the conference call hearing.

Issue to be Decided

Is the landlord entitled to an order ending this tenancy early?

Background and Evidence

The landlord's undisputed evidence is as follows. The tenancy began on February 1, 2014. Since the tenancy began, the landlord has received numerous complaints from tenants regarding the activities in the rental unit. The landlord testified that the tenant has used the rental unit as a base for dealing drugs and that there is a constant stream of traffic from drug seeking clients at the apartment complex and the rental unit. These clients have caused extreme disturbance to the neighbours through the noise they create as well as destruction to the residential property, including breaking windows and doors, and because of their activity, there has been an ongoing police presence at the residence and numerous arrests made.

Analysis

I accept the landlord's undisputed evidence and I find that the tenant has caused an extreme disturbance and created an environment which is dangerous for her neighbours and destructive to the residential property. I find that it would be unfair to make the landlord wait for a one month notice to end tenancy to take effect and I find that the landlord is entitled to an order of possession ending the tenancy early.

I grant the landlord an order of possession effective 2 days after service on the tenant. If the tenant fails to comply with the order, it may be filed in the Supreme Court and enforced as an order of that Court.

Conclusion

The landlord is granted an order of possession.

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: May 14, 2014

Residential Tenancy Branch

