



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding BC Housing Management Commission  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPC FF

### Introduction

This hearing dealt with the landlord's application for an order of possession. The landlord and the tenant participated in the teleconference hearing.

At the outset of the hearing, the tenant confirmed that she had received the landlord's application and evidence. The tenant did not submit any evidence in response. Both parties were given full opportunity to give testimony and present their evidence. I have reviewed all testimony and other evidence. However, in this decision I only describe the evidence relevant to the issues and findings in this matter.

### Issue(s) to be Decided

Is the landlord entitled to an order of possession?

### Background and Evidence

On April 7, 2014 the landlord served the tenant with a one-month notice to end tenancy for cause. The tenant confirmed that she received the notice and she did not make an application to dispute the notice. The effective date of the notice was May 31, 2014.

### Analysis

When a tenant is served with a notice to end tenancy and does not apply to dispute the notice, the tenant is conclusively presumed to have accepted that the tenancy ended on the effective date of the notice, and the landlord is entitled to an order of possession pursuant to the notice. I therefore granted the landlord an order of possession.

As the landlord's application was successful, they are entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

I grant the landlord an order of possession effective two days from service. 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.

I further grant the landlord recovery of the \$50 filing fee for the cost of their application.

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 17, 2014

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Residential Tenancy Branch

