



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ARNO HOTEL  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPC, FF

### Introduction

The landlord requests an Order of Possession, base upon an undisputed one month Notice to End Tenancy.

The tenant did not attend the hearing. I accept that the tenant was personally served with notice of this hearing.

### Issues to Be Decided

- Is the landlord entitled to an Order of Possession?

### Background and Evidence

This tenancy began April 3, 2013. Rent is \$450.00 per month. On June 12, 2014 the tenant was personally served a one month Notice To End Tenancy, effective to end the tenancy on July 31, 2014. No dispute of the notice was filed by the tenant..

### Analysis

Section 47(5) of the Residential Tenancy Act, provides that when a tenant does not make application to dispute a notice to end the tenancy for cause within the time required, the tenant is conclusively deemed to have accepted that the tenancy ends on the effective date of the notice. Accordingly on this basis, and pursuant to the landlord's agreement, I find the tenancy will end July 31, 2014. The landlord has established a right to possession effective that date.

### Conclusion

Pursuant to Section 55(2)(b) of the Residential Tenancy Act, I issue an Order of Possession effective July 31, 2014. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court for enforcement.

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 11, 2014

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Residential Tenancy Branch