



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes O

Introduction

A hearing was conducted by conference call in the presence of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the Application for Dispute Resolution/Notice of Hearing was sufficiently served on the Tenant by mailing, by registered mail to where the Tenant resides on June 4, 2014. A search of the Canada Post tracking service indicates the tenants accepted delivery of the documents on June 6, 2014. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issue to be decided is whether the landlord is entitled to an Order for Possession?

Background and Evidence

On May 17, 2010 the parties entered into a one year fixed term written tenancy agreement that provided that the tenancy would start on June 1, 2010, continue for one year ending on May 31, 2011 and ending at that time unless the parties agreed to another fixed term. The parties renewed this tenancy for one year in 2011, 2012 and 2013. In April 2014 the tenant wrote to the landlord advising the landlord that she did not wish to renew the tenancy as she was looking to purchase a house. In May 2014 the parties signed a 2 month fixed term tenancy agreement that provided that the tenancy would start on June 1, 2014 and end on July 31, 2014. It further provided that the tenancy must end on July 31, 2014 and the tenant must vacate the rental unit at that

time. The tenant returned the signed tenancy agreement along with a covering letter stating that she was vacating on July 31, 2014.

Analysis - Order of Possession:

I determined the landlord was entitled to an Order for Possession. The parties agreed to a 2 month fixed term tenancy ending on July 31, 2014 and further providing that the tenancy would end and the tenant must move out of the rental unit on that date.

Accordingly, I granted the landlord an Order for Possession effective July 31, 2014.

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court of British Columbia 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 18, 2014

Residential Tenancy Branch

