



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Key Marketing
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ET, FF

Introduction

This is an application for an order for an early end to the tenancy, an Order of Possession, and a request for recovery of the \$50.00 filing fee.

The applicant testified that the respondent was served with notice of the hearing by posting the notice on the tenant's door on July 7, 2014; however the respondent did not join the conference call that was set up for the hearing.

Pursuant to section 90 of the Residential Tenancy Act, documents posted on the door are deemed served 3 days after posting, and therefore it is my finding that the respondent has been properly served with notice of the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

Should the landlords be granted an early end to this tenancy?

Background and Evidence

The applicant testified that:

- The tenant is involved in some fairly extreme illegal activity which has resulted in numerous visits from the RCMP who approached the rental unit with guns drawn.
- The other tenants in the rental property are very disturbed by these RCMP visits and fear for their safety.
- The respondent has also threatened her with physical violence when she was speaking to him at his door.

- The tenant also causes numerous disruptions with building staff and neighbors, constantly breaking the strata bylaws and disobeying the strata manager.
- They believe it would be unreasonable to allow this tenancy to continue any further and fear for the safety of the other tenants and the managers.
- They are therefore requesting an immediate end to this tenancy and an Order of Possession.

Analysis

Based on the undisputed testimony of the landlord it is my finding that the landlord has shown that they have reasonable grounds for an early end to this tenancy.

It is not reasonable to expect the other tenants in the management of this rental property to live in fear for their safety.

I therefore allow the request for an early end of the tenancy and Order of Possession.

I also allow the request for recovery of the \$50.00 filing fee

Conclusion

I Order an early end of this tenancy, and have issued an Order of Possession that is enforceable two days after service on the respondent.

I have also issued a Monetary Order in the amount of \$50.00 for recovery of the filing fee.

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

Residential Tenancy Branch

