



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL

Introduction

This is a request for an Order of Possession based on those doing tenancy is given for landlord use.

Some documentary evidence and written arguments out been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant(s) testified that the respondent was served with notice of the hearing by registered mail was mail on July 25, 2014; however the respondent(s) did not join the conference call that was set up for the hearing.

Documents sent by registered mail or deemed served five days after mailing, and therefore I proceeded with the hearing in the tenant's absence, the tenant has been properly served with notice of the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

Have the applicants establish the right to an Order of Possession?

Background and Evidence

This is a month-to-month tenancy that began on June 9, 2000.

On June 4, 2014 a two-month Notice to End Tenancy for landlord use was posted on the tenant's door.

The tenant has not filed a dispute of the Notice to End Tenancy, however the tenant has also failed to vacate the rental unit.

The landlords are therefore requesting an Order of Possession for as soon as possible.

Analysis

It is my finding that the landlords observed the tenant with a valid two-month notice to end tenancy and since the tenant has failed to comply with that notice, even though the end tenancy date has passed, I allow the request for an Order of Possession.

Conclusion

I have issued an Order of Possession, pursuant to section 55 of the Residential Tenancy Act, which is enforceable two days after service on the respondent.

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: September 25, 2014

Residential Tenancy Branch

