



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

Introduction

The landlord applies for an early end of the tenancy and an order of possession.

The tenant did not attend though duly served with the application and notice of hearing by registered mail sent October 20, 2014 and signed for by the tenant on October 24, 2014.

The landlord's written statement, sworn to at hearing, makes it clear that the tenant or her guests have physically harmed the landlord and are a continuing threat to her physical well being. I find that the tenant or a person permitted on the property by her has significantly interfered with and disturbed the landlord, who is also another occupant of the residential property, and has seriously jeopardized the health and safety of the landlord. Further, in these circumstances I find that it would be both unreasonable and unfair to require the landlord to wait the time prescribed by a Notice to End Tenancy to take effect before evicting this tenant.

I order that this tenancy end forthwith. I grant the landlord an immediate order of possession directing the tenant to return full and peaceful possession of the rental unit to the landlord within 48 hours after being personally served with a copy of the order or within 72 hours after a copy of the order is attached to a door to the premises, whichever occurs first.

I grant the landlord recovery of the \$50.00 filing fee for this application and authorize her to recover it from the security deposit she holds.

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: November 28, 2014

Residential Tenancy Branch

