



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Century 21 Ace Agencies Ltd  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OP

### Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order of possession – Section 55.

I accept the Landlord’s evidence that the Tenant was served with the application for dispute resolution and notice of hearing by registered mail in accordance with Section 89 of the Act. The Tenant did not attend the hearing. The Landlord was given full opportunity to be heard, to present evidence and to make submissions.

### Issue(s) to be Decided

Is the Landlord entitled to an order of possession?

### Background and Evidence

The tenancy started on September 1, 2010. Rent of \$850.00 is payable monthly on the first day of each month. The Tenant provided a notice to end tenancy for October 31, 2014 however the Tenant has not moved out of the unit. The Landlord seeks an order of possession as against the Tenant and all occupants of the unit.

### Analysis

Section 55 of the Act provides that a landlord may request an order of possession of a rental unit by making an application for dispute resolution where a notice to end the tenancy has been given by the tenant. Based on the undisputed evidence of the

Landlord I find that the Tenant gave a notice to end tenancy and has not moved out of the unit. As a result I find that the Landlord is entitled to an order of possession.

Conclusion

**I grant** an Order of Possession to the Landlord. The Tenant must be served with this **Order of Possession**. Should the Tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

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: December 22, 2014

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Residential Tenancy Branch

