



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Raamco International Properties Canadian Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC OPB

Introduction

This hearing dealt with the landlord's application for an order of possession. The landlord and one tenant participated in the teleconference hearing.

At the outset of the hearing, the tenant confirmed that she had received the landlord's evidence. Neither party raised any issues regarding service of the application or the evidence. Both parties were given full opportunity to give testimony and present their evidence. I have reviewed all testimony and other evidence. However, in this decision I only describe the evidence relevant to the issues and findings in this matter.

Issue(s) to be Decided

Is the landlord entitled to an order of possession?
If so, what date should the order be effective?

Background and Evidence

On April 30, 2015 the landlord personally served the tenant with a notice to end tenancy for cause. The tenant confirmed that she received the notice and she did not apply to dispute the notice. The parties confirmed that the tenant has paid the rent in full for June 2015.

Analysis

There is no dispute that the tenant received the notice to end tenancy for cause and she did not apply to dispute the notice. Therefore, the tenant is conclusively presumed under section 47(5) of the Act to have accepted that the tenancy ended on the effective date of the notice. The landlord is therefore entitled to an order of possession.

As the tenant has paid rent for June 2015, I make the order of possession effective June 30, 2015.

Conclusion

I grant the landlord an order of possession effective June 30, 2015. The tenant must be served with the 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: June 24, 2015

Residential Tenancy Branch

