



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

Introduction

This is an application brought by the Landlord requesting an early end to the tenancy and an Order of Possession for as soon as possible. The applicant is also requesting recovery of her \$50.00 filing fee.

A substantial amount of documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all relevant submissions.

I also gave the parties the opportunity to give evidence orally.

All parties were affirmed.

Issue(s) to be Decided

The issue is whether or not the tenancy should be ended early and an Order of Possession issued due to the behavior of the tenants.

Background and Evidence

The landlord testified that:

- The male tenant in this rental unit is extremely violent and has made death threats against her, the landlord, and other occupants of the rental property.
- The male tenant is presently in jail due to the threatening behavior, and due to the fact that he assaulted the police when they came to arrest him.
- One of her other tenants is so frightened of this tenant that he has now moved out as he has a heart condition and fears that the stress will cause a heart issue.

- The male tenant has been arrested on more than one occasion due to his aggressive behavior.
- Since the male tenant was arrested, the female tenant, his mother, has become extremely aggressive and even threw a shovel at her one day, and then tried to provoke her into a fight.
- She and the other occupants of the rental property are fearful of these tenants and want this tenancy ended as soon as possible.

In response to the landlord's testimony the female tenant testified that:

- She does not dispute any of the things the landlord has said about her son.
- Her son has been very aggressive and threatening and has been arrested by the police on more than one occasion.
- Her son however is presently in jail and therefore she does not believe there is any further threat to the landlord.
- She denies any the landlord's claims about herself.

Analysis

It is my finding that the landlord has established grounds for early end to this tenancy.

The female tenant has openly admitted that her son has been aggressive and threatening on more than one occasion during this tenancy and it is my finding that that is reasonable grounds for an early end to this tenancy.

The female tenant has argued that her son is presently in jail and therefore it no longer poses a threat; however it's my decision that it's reasonable that this tenancy be ended now because, presumably at some point the son will be released from prison and it is not reasonable that this tenancy be allowed to continue any further.

I therefore Order in early end to this tenancy and I Order that the respondent tenants return possession of the rental property to the landlord within two days of service of the Order of Possession.

I also allowed the landlords request for an order for recovery of the \$50.00 filing fee.

Conclusion

I have ordered in early end to this tenancy and I have issued an Order of Possession that is enforceable two days after service on the tenants.

I have also issued a monetary order in the amount of \$50.00

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 15, 2015

Residential Tenancy Branch

