



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPC

Introduction

This is the Landlords' application for an Order of Possession.

The Landlord IM gave affirmed testimony at the Hearing.

IM testified that the Notice of Hearing documents were posted to the Tenant's door on June 5, 2015, with a witness present.

Based on the IM's affirmed testimony, I am satisfied that the Tenant was duly served with the Notice of Hearing documents. Despite being served with the Notice of Hearing documents, the Tenant did not sign into the teleconference and the Hearing proceeded in her absence.

Issues to be Decided

- Are the Landlords entitled to an Order of Possession?

Background and Evidence

IM gave the following testimony:

On April 26, 2015, IM served the Tenant with a One Month Notice to End Tenancy for Cause, by hand delivering the Notice to the Tenant at the rental unit. A copy of the Notice and a Proof of Service documents was provided in evidence.

The Tenant has not filed an Application for Dispute Resolution disputing the Notice.

Analysis

I accept that the Landlord IM served the Tenant with the Notice to End Tenancy on April 26, 2015. The Tenant did not file for dispute resolution within 10 days of receiving the documents. Therefore, pursuant to Section 47(5) of the Act, the Tenant is conclusively presumed to have accepted that the tenancy ended on May 31, 2015. I find that the Landlords are entitled to an Order of Possession.

Conclusion

I hereby grant the Landlords an Order of Possession effective 2 days after service of the Order upon the Tenant. This 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 26, 2015

Residential Tenancy Branch

