



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

This is an application brought by the Landlord(s) requesting an Order for an early end to the tenancy and an Order of Possession.

The applicant(s) testified that the respondent was served with notice of the hearing by registered mail that was mailed on October 29, 2015 however the respondent did not join the conference call that was set up for the hearing.

Pursuant to section 90 of the Residential Tenancy Act, documents sent by registered mail are deemed served five days after mailing. Therefore it is my finding that the respondent has been properly served with notice of the hearing and I therefore conducted the hearing in the respondent's absence.

All testimony was taken under affirmation.

Issue(s) to be Decided

The issue is whether or not the applicants have grounds for an early end to this tenancy and an Order of Possession.

Background and Evidence

The applicants testified, and provided photo evidence to show that the tenant is stealing electricity from the adjoining rental unit, using unauthorized wiring.

The applicants also testified and provided photo evidence that shows that this unauthorized wiring poses a significant safety hazard to the rental property and adjoining rental unit.

Analysis

I reviewed the testimony and the photo evidence provided and I am convinced that the tenant is putting this rental property at significant risk, having illegally changed the wiring to the rental unit without authorize agent to do so.

I therefore allow the landlords request for an early end of the tenancy and for an Order of Possession.

Conclusion

I Order pursuant to section 56 of the Residential Tenancy Act that this tenancy ends immediately, and I have issued an Order of Possession pursuant to section 55 of the Residential Tenancy Act that is enforceable two days after service on the tenant.

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 30, 2015

Residential Tenancy Branch

