



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL

Introduction

This hearing dealt with an application by the landlord for an order of possession. Despite having been personally served with the application for dispute resolution and notice of hearing on February 2, 2016, the tenant did not participate in the conference call hearing.

Issue to be Decided

Is the landlord entitled to an order of possession?

Background and Evidence

The landlord's undisputed evidence is as follows. On January 6, the landlord personally served on the tenant a 2 month notice to end tenancy for cause (the "Notice"). The tenant did not dispute the Notice.

Analysis

I accept the landlord's undisputed evidence and I find that the tenant received the Notice on January 6, 2016. The tenant did not file an application for dispute resolution to dispute the Notice and is therefore conclusively presumed to have accepted that the tenancy will end on the effective date of the Notice, which is March 31, 2016. I find that the landlord is entitled to an order of possession effective on that date. I grant the landlord an order of possession which must be served on the tenant. Should the tenant fail to comply with the order, it may be filed in the Supreme court and enforced as an order of that Court.

Conclusion

The landlord is granted an order of possession.

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: March 12, 2016

Residential Tenancy Branch

