



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes O

Introduction

The Application for Dispute Resolution filed by the landlord claims an Order for Possession.

A hearing was conducted by conference call in the presence of both parties. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

Both parties were given a full opportunity to present evidence and make submissions. Neither party requested an adjournment or a Summons to Testify. Prior to concluding the hearing both parties acknowledged they had presented all of the relevant evidence that they wished to present. The parties acknowledged they had received the documents of the other party.

I find that the Application for Dispute Resolution/Notice of Hearing was personally served on the tenant on May 17, 2016. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issue to be decided is whether the landlord is entitled to an Order for Possession?

Background and Evidence

The parties entered into a one year fixed term written tenancy agreement that provided that the tenancy would start on June 29, 2015, end on June 29, 2016 and the tenant must move out of the residential unit at that time. The rent is \$1350 per month payable in advance on the first day of each month. The tenant paid a security deposit of \$675 on June 23, 2016.

The landlord gave the Tenant written notice she was terminating the tenancy effective June 29, 2016.

The tenant testified she is on assistance and has not been able to find other accommodation. Further she wanted her daughter to finish her schooling.

Analysis - Order of Possession:

I determined the landlord was entitled to an Order for Possession. The tenancy agreement was for a fixed term ending on June 29, 2016 and provided that the tenancy would end on that date and the Tenant would have to move out. I determined the landlord has a legal right to regain possession of the rental unit. Accordingly, I granted the landlord an Order for Possession effective June 29, 2016.

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court of British Columbia for enforcement.

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 06, 2016

Residential Tenancy Branch