



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LLA Investments Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC

Introduction

This hearing dealt with an application by the landlord for an order of possession. The hearing was conducted by conference call. The landlord called in and participated in the hearing. The tenant did not appear although he was served with the Application for Dispute Resolution and Notice of Hearing by registered mail sent on September 16, 2016. The landlord provided a copy of the Canada Post receipt for the registered mail.

Issues

Is the landlord entitled to the requested order?

Background and Evidence

This tenancy began on June 15, 2015. The rent is \$630 per month. On July 30, 2016 the landlord served the tenant in person with a 1 Month Notice to End Tenancy for Cause. The tenant did not file an application to dispute the Notice to End Tenancy.

Analysis

Section 47 of the Act requires that upon receipt of a Notice to End Tenancy for Cause the tenant must dispute the Notice within ten days by filing an Application for Dispute Resolution with the Residential Tenancy Branch. If, as in the present case, the tenant does not do this the tenant is conclusively presumed to have accepted that the tenancy ended on the effective date of the Notice.

Conclusion

Based on the above background, evidence and analysis I find that the landlord is entitled to an order of possession effective two days after service on the tenant. This order may be filed in the Supreme Court 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: November 08, 2016

Residential Tenancy Branch