



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, O

Introduction

The landlord applies for an order of possession pursuant to a one month Notice to End Tenancy for cause served on the tenant on December 8, 2016,

The tenant did not attend the hearing within ten minutes after its scheduled start time, nor did he file any material in opposition to the application.

The landlord showed that the tenant was served with the application by registered mail (tracking number shown on cover page of this decision). Canada Post records for the mail show that it was received and signed for by the tenant on January 11, 2017. I find that the tenant has been duly served.

On the undisputed evidence of the landlord I find that by operation of s. 47 of the *Residential Tenancy Act* this tenancy will end on January 31, 2017 as a result of the Notice. The landlord will have an order of possession for then.

I note that at hearing it was indicated that the order of possession would be an immediate one, however, the Notice overrides that suggestion. This tenancy does not end until the end of January.

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: January 25, 2017

Residential Tenancy Branch