



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding KENSTONE LP  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPC, ET

### Introduction

The landlord applies for an order of possession pursuant to a one month Notice to End Tenancy for cause dated February 16, 2017 and for an early termination of the tenancy before the March 31, 2017 effective date of the Notice.

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.

Mr. K.E. for the landlord testifies that the application for dispute resolution and the notice of hearing were served on the tenant by registered mail to the rental unit. Canada Post records (tracking number shown on cover page of this decision) show that the mail was sent February 24, 2017 and was still awaiting pickup by the tenant as of this date.

On this evidence I find that the tenant has been duly served in accordance with s. 88 of the *Residential Tenancy Act* (the "Act").

Mr. K.E. testifies that the one month Notice to End Tenancy was served on the tenant by him attaching it to the door of the tenant's rental unit on February 16, 2017. This is also valid as good service in accordance with s. 88, above.

Mr. K.E. says the tenant has not applied to cancel the Notice.

As a result, by operation of s. 47 of the *Act*, this tenancy will end on March 31, 2017.

In that circumstance, Mr. K.E. chose not to pursue the landlord's request for an earlier termination and requested an order of possession for March 31.

On this evidence I find that this tenancy will end on March 31, 2017 as a result of the Notice and that the landlord is entitled to, and will have an order of possession for then.

There is no claim for recovery of any filing fee.

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 22, 2017

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Residential Tenancy Branch