



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPC

### Introduction

The Application for Dispute Resolution filed by the landlord seek an Order for Possession pursuant to a one month Notice to End Tenancy for cause.

A hearing was conducted by conference call in the presence of a representative of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the one month Notice to End Tenancy was personally served on the Tenant on April 30, 2017. Further I find that the Application for Dispute Resolution/Notice of Hearing was personally served on June 5, 2015. With respect to each of the applicant's claims I find as follows:

### Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to an Order for Possession?

### Background and Evidence

The parties entered into a tenancy agreement approximately 12 years ago. The present rent is \$750 per month payable in advance on the first day of each month. The tenant did not pay a security deposit.

### Analysis - Order of Possession:

I determined the landlord was entitled to an Order for Possession. The landlord served a one month Notice to End Tenancy on the Tenant on April 30, 2017. The Notice to End Tenancy is in the approved government form and gave the Tenant proper Notice of the grounds for termination. The Tenant has not made an application to set aside the Notice to End Tenancy and the time to do so has expired. In such situations the

Residential Tenancy Act provides the tenant is conclusively presumed to have accepted that the tenancy ends on the effective date of the notice, and must vacate the rental unit by that date. The tenant has not paid the rent for July. Accordingly, I granted the landlord an Order for Possession 2 days notice..

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 final and binding on both parties.**

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: July 25, 2017

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Residential Tenancy Branch