



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC HOUSING
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPM

Introduction

This hearing dealt with the Landlord's Application filed under the *Residential Tenancy Act*, (the "*Act*"), for an order of possession pursuant to section 55 of the *Act*. The matter was set for conference call.

The Landlord and the Property Manager attended the hearing, and each were affirmed to be truthful in their testimony. As the Tenant did not attend the hearing, service of the Notice of Dispute Resolution Hearing documentation was considered. The Landlord testified that the documents were sent by registered mail on August 31, 2018, a Canada post tracking number was provided as evidence of service. Section 90 of the *Act* determines that a document served in this manner is deemed to have been served five days later. I find that the Tenant had been duly served in accordance with the *Act*.

The Landlord was provided with the opportunity to present his evidence orally and in written and documentary form, and to make submissions at the hearing.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter are described in this decision.

Issue to be Decided

- Is the Landlord entitled to an Order of Possession pursuant to section 55 of the *Act*?

Background and Evidence

The Landlord provided a copy of the tenancy agreement into documentary evidence that showed that this tenancy began on April 1, 2014, and that this was a subsidized housing unit, and the Tenant paid 30% of the market value for rent for this unit each month.

The Landlord testified that he and the Tenant signed a mutual agreement to end the tenancy on December 18, 2017. The agreement ended the tenancy as of January 31, 2018. The Landlord provided a copy of the mutual agreement into documentary evidence.

The Landlord testified that the Tenant had written to him on January 31, 2018, requesting an extension on her vacancy date of an additional month. The Landlord testified that he had agreed to the Tenant's request and move the end of tenancy date to February 28, 2018. The Landlord provided a copy of the email exchange between himself and the Tenant into documentary evidence.

The Landlord testified that he believes the Tenant moved out of the rental unit as of February 28, 2018, however, the Tenant had left several personal belongings in the rental unit. The Landlord testified that he and other members of his staff have been by the rental unit several times since the end of February 2018, and no one has seen the Tenant. The Landlord also testified that he has made several attempts to contact the Tenant to come and pick up her personal belongings and that she has refused. The Landlord testified that as of the date of this hearing he had not received rent payments for this unit since December 2017.

The Landlord is requesting an Order of Possession for the rental unit.

Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

Section 44(1) of the *Act* provides the grounds in which a landlord and a tenant are permitted to end a tenancy.

How a tenancy ends

- 44** (1) A tenancy ends only if one or more of the following applies:
- (a) the tenant or landlord gives notice to end the tenancy in accordance with one of the following:
 - (i) section 45 [*tenant's notice*];
 - (i.1) section 45.1 [*tenant's notice: family violence or long-term care*];
 - (ii) section 46 [*landlord's notice: non-payment of rent*];
 - (iii) section 47 [*landlord's notice: cause*];
 - (iv) section 48 [*landlord's notice: end of employment*];
 - (v) section 49 [*landlord's notice: landlord's use of property*];
 - (vi) section 49.1 [*landlord's notice: tenant ceases to qualify*];
 - (vii) section 50 [*tenant may end tenancy early*];
 - (b) the tenancy agreement is a fixed term tenancy agreement that, in circumstances prescribed under section 97 (2) (a.1), requires the tenant to vacate the rental unit at the end of the term;
 - (c) the landlord and tenant agree in writing to end the tenancy;
 - (d) the tenant vacates or abandons the rental unit;
 - (e) the tenancy agreement is frustrated;
 - (f) the director orders that the tenancy is ended;
 - (g) the tenancy agreement is a sublease agreement.

I have reviewed the mutual agreement to end the tenancy, entered into documentary evidence by the Landlord, and I find that the Landlord and Tenant did agree in writing to end this tenancy.

Section 55(2) of the *Act* states that a landlord may request an order of possession when they have entered into a written agreement to end the tenancy with the tenant and the tenant has not opposed the landlord's request for the order of possession.

Order of possession for the landlord

55 (2) A landlord may request an order of possession of a rental unit in any of the following circumstances by making an application for dispute resolution:

- (a) a notice to end the tenancy has been given by the tenant;
- (b) a notice to end the tenancy has been given by the landlord, the tenant has not disputed the notice by making an application for dispute resolution and the time for making that application has expired;

- (c) the tenancy agreement is a fixed term tenancy agreement that, in circumstances prescribed under section 97 (2) (a.1), requires the tenant to vacate the rental unit at the end of the term;
- (c.1) the tenancy agreement is a sublease agreement;
- (d) the landlord and tenant have agreed in writing that the tenancy is ended.

In this case, I find that the Tenant has not opposed the Landlord's request for an Order of Possession. Therefore, I find that the Landlord is entitled to an order of possession, pursuant to section 55 of the *Act*, 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. The Tenant is cautioned that the costs of such enforcement are recoverable from the tenant.

Conclusion

I grant an **Order of Possession** to the Landlord effective **two days** after service of this Order on the Tenant. Should the Tenant fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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: October 15, 2018

Residential Tenancy Branch