



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute codes      OPC

### Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- an order of possession for cause pursuant to section 55;

The hearing was conducted by conference call. All named parties attended the hearing. The tenant acknowledged service of the application for dispute resolution including notice for this hearing. The parties were given a full opportunity to provide affirmed testimony, to present evidence and to make submissions.

### Issues

Is the landlord entitled to an order of possession pursuant to a One Month Notice to End Tenancy for Cause (the One Month Notice)?

### Background and Evidence

The tenancy for this subsidized rental unit began on June 1, 2011.

The landlord testified that on August 22, 2018 the manager of the rental property served the tenant with the One Month Notice by slipping a copy under the door of the rental unit. The tenant was in the rental unit at the time and asked for it to be slipped under the door.

The tenant acknowledged receipt of the One Month Notice on August 22, 2018.

### Analysis

I am satisfied that the tenant was served with the One Month Notice on August 22, 2018 pursuant to section 88 of the Act.

Section 47 of the Act contains provisions by which a landlord may end a tenancy for cause by giving a notice to end tenancy. Under this section, the tenant may make a dispute application within ten days of receiving the One Month Notice. If, as in the present case, the tenant does not make an application for dispute within ten days, the tenant is conclusively presumed to have accepted that the tenancy ended on the effective date of the One Month Notice, September 30, 2018.

I find that the One Month Notice complies with the requirements of Section 52 of the Act, accordingly, the landlord is granted an Order of Possession pursuant to section 55 of the Act.

### 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: November 20, 2018

---

Residential Tenancy Branch