



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding NPR LIMITED PARTNERSHIP, JOHN HOWARD  
SOCIETY and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPC   FF

This hearing dealt with the Landlord's Application for Dispute Resolution, made on April 17, 2019 (the "Application"). The Landlord applied an order of possession based on an undisputed One Month Notice to End Tenancy for Cause, dated February 7, 2019 (the "One Month Notice"), and to recover the filing fee, pursuant to the *Residential Tenancy Act* (the "*Act*").

The Landlord was represented at the hearing by S.G. and R.H., agents. The Tenant was represented at the hearing by A.T. and A.F., agents. All in attendance provided a solemn affirmation at the beginning of the hearing.

On behalf of the Landlord, S.G. testified the Application package was served on the Tenant by registered mail on April 25, 2019. A.T. acknowledged receipt on behalf of the Tenant. Pursuant to section 71 of the *Act*, I find these documents were sufficiently served for the purposes of the *Act*.

All in attendance were provided with a full opportunity to present evidence orally and in written and documentary form, and to make submissions to me. I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure and to which I was referred. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

During the hearing, A.T. and A.F. acknowledged receipt of the One Month Notice on or about February 7, 2019, and confirmed that it was not disputed in accordance with section 47 of the *Act*. Further, A.T. and A.F. stated they do not oppose an order of possession being granted to the Landlord. Accordingly, I find the Landlord is entitled to an order of possession, which will be effective two (2) days after it is served on the Tenant.

In addition, having been successful, I find the Landlord is entitled to recover the \$100.00 filing fee paid to make the Application, which I order may be retained from the security deposit held.

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: June 4, 2019

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Residential Tenancy Branch