



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET, FFL

### Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution, made on February 28, 2020 (the "Application"). The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order of possession to end a tenancy early for immediate and severe risk; and
- a monetary order granting the recovery of the filing fee.

The hearing was scheduled for 9:30 A.M. on March 26, 2020 as a teleconference hearing. The Landlord, the Landlord's Agent N.M. and the Landlord's witnesses R.P. and J.R. appeared on behalf of the Landlord and provided affirmed testimony. No one appeared for the Tenant. The conference call line remained open and was monitored for 24 minutes before the call ended. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. During the hearing, I also confirmed from the online teleconference system that the Landlord, the Landlord's Agent, the Landlord's witnesses, and I were the only persons who had called into this teleconference.

The Landlord testified the Application and documentary evidence package was served to the Tenant in person with Police escort on March 1, 2020. Based on the oral and written submissions of the Applicant, and in accordance with sections 89 and 90 of the *Act*, I find that the Tenant is deemed to have been served with the Application and documentary evidence on March 1, 2020. The Tenant did not submit documentary evidence in response to the Application.

Issue(s) to be Decided

1. Is the Landlord entitled to an order of possession for early termination, pursuant to Section 56 of the *Act*?
2. Is the Landlord entitled to recover the filing fee, pursuant to Section 72 of the *Act*?

Background and Evidence

The Landlord testified that the tenancy began on June 1, 2019. Currently, the Tenant pays rent in the amount of \$700.00 which is due to the Landlord on the first day of each month. The Landlord stated that the Tenant paid a security deposit in the amount of \$350.00 which the Landlord continues to hold. The Landlord stated that the Tenant continues to occupy the rental unit.

The Landlord stated that he is seeking to end the tenancy early as the Tenant and her guests have;

“significantly interfered with or unreasonably disturbed another occupant or the Landlord, seriously jeopardized the health and safety or lawful right of another occupant or the landlord, and put the Landlord’s property at significant risk.”

“engaged in illegal activity that has or is likely to: damage the Landlord’s property, adversely affect the quiet enjoyment, security, safety, or physical wellbeing of another occupant, and jeopardized a lawful right or interest of another occupant or the Landlord.”

The Landlord stated that the Tenant and her guest have caused significant damage to the rental unit. The Landlord and the witness confirmed that the Tenant as drilled holes through the front and rear doors, as well as the exterior walls of the rental unit and installed video surveillance equipment. The Landlord stated that the Tenant has changed the locks to the rental unit and refuse to provide the Landlord with a key. The Landlord’s witness who lives above the Tenant indicated that he can constantly hear construction noise emitting from the rental unit. The Landlord is concerned as he does not have access to the rental unit to inspect what is taking place in the rental unit. The Landlord submitted photographic evidence in support.

The Landlord stated that the Police are required to attend the rental unit regularly as there are reports of the Tenant's guest being in possession of a firearm. The Landlord stated that the Tenant and her guest have been involved in physical altercations in which bear mace has been used. The Landlord stated that he and his staff are met with hostility and aggression when they attempt to discuss these issues with the Tenant. The Landlord stated that he has been threatened on several occasions and that the Tenant's guest has threatened to harm the Landlord, the Landlord's children, and other occupants in the rental building.

The Landlord stated that the other occupants in the building are very concerned for their safety and have signed a petition to have the Tenant and her guest removed from the rental building. The Landlord stated that the Tenant's guest uses intimidation tactics to prevent other occupants from complaining to the Landlord.

The Landlord stated that he has served the Tenant with a One Month Notice to End Tenancy dated February 1, 2020, however, given the circumstances, the Landlord stated that he wishes to end the tenancy early as the Tenant poses a sever risk to the Landlord, other occupants and to the property. If successful, the Landlord is also seeking the return of the filing fee.

### Analysis

Based on the unchallenged and affirmed documentary evidence and oral testimony, and on a balance of probabilities, I find:

Section 56 of the *Act* permits a landlord to end a tenancy on a date that is earlier that the tenancy would end if notice to end the tenancy were given under section 47 of the *Act*. The circumstances which permit an arbitrator to make these orders are enumerated in section 56(2) of the *Act*, which states:

*The director may make an order specifying an earlier date on which a tenancy ends and the effective date of the order of possession only if satisfied...*

- (a) The tenant or a person permitted on the residential property by the tenant had done any of the following:*
  - (i) significantly interfered with or unreasonably disturbed another occupant or the landlord of the residential property;*

- (ii) *seriously jeopardized the health or safety or a lawful right or interest of the landlord or another occupant;*
- (iii) *put the landlords property at significant risk;*
- (iv) *engaged in illegal activity that*
  - (A) *has caused or is likely to cause damage to the landlord's property,*
  - (B) *has adversely affected or is likely to adversely affect the quiet enjoyment, security, safety or physical well-being of another occupant of the residential property,*  
*or*
  - (C) *has jeopardized or is likely to jeopardize a lawful right or interest of another occupant or the landlord;*
- (v) *caused extraordinary damage to the residential property,*  
***and***

***(b) it would be unreasonable, or unfair to the landlord or other occupants of the residential property, to wait for a notice to end the tenancy under section 47 [landlord's notice: cause] to take effect.***

The causes for ending the tenancy early, as listed above, are identical to the causes for which a Landlord can end a tenancy by serving a One Month Notice to End Tenancy for Cause. The difference between this process and a determination on whether the Landlord has the grounds to end the tenancy for cause is that when a Landlord seeks to end the tenancy earlier than would occur had a One Month Notice to End Tenancy for Cause been served, the Landlord must also prove that it would be unreasonable or unfair to the Landlord or other occupants to wait for the One Month Notice to End Tenancy for Cause to take effect. In other words, the situation created by the Tenant must be extreme and require immediate action.

In this case, the Landlord's unchallenged evidence and testimony indicated that the Tenant has caused significant damage to the rental unit. Furthermore, the Landlord has indicated that the Tenant and her guest are using threats, intimidation, violence on a regular basis which has generated frequent Police contact and fear amongst the Landlord and other occupants in the rental building.

I find that the Tenant and her guest have significantly interfered with or unreasonably disturbed another occupant or the Landlord, seriously jeopardized the health and safety or lawful right of another occupant or the landlord, and put the Landlord's property at

significant risk. Further, I find it would be unreasonable or unfair to the Landlords to wait for a notice to end the tenancy under section 47 of the *Act*.

I find the Landlord has demonstrated an entitlement to an order of possession, which will be effective two (2) days after service on the Tenant. In addition, having been successful, I find the Landlords are entitled to recover the \$100.00 filing fee paid to make the Application, which I order may be deducted from the security deposit held.

### Conclusion

The Landlord is granted an order of possession, which will be effective two (2) days after service on the Tenant. The order of possession may be filed in 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: March 26, 2020

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Residential Tenancy Branch