



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Coast Housing Society and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes ET

Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution. The Landlord applied for an early end to the tenancy, pursuant to section 56 of the *Residential Tenancy Act* (the "Act").

The Landlord attended the hearing and provided affirmed testimony. However, the Tenant did not appear. The Landlord stated that she served the Tenant with the Notice of Hearing and evidence by sending it by registered mail to the rental unit on March 30, 2022. Proof of mailing was provided. Pursuant to section 89 and 90 of the Act, I find the Tenant is deemed to have been served with this package 5 days after it was mailed.

The Landlord was provided the 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. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

Issue(s) to be Decided

- Does the Landlord have cause to end the tenancy early?

Background and Evidence

The Landlord stated that the Tenant has stopped paying rent, and has been smoking and injecting illegal drugs on the property. The Landlord stated that the Tenant had her children removed from her care last year, and has since begun using intravenous drugs both in her rental unit, and on the property. The Landlord explained that this is a

subsidized housing complex, and there are many vulnerable people who need protection from violence, crime, and drug use. The Landlord explained that the Tenant has allowed her boyfriend to move into the rental unit, around December 1, 2021, and since that time, there has been significant domestic violence. The Landlord provided letters from neighbours, who are disturbed by what is going on. The Landlord explained that they have tried to accommodate the Tenant, but the drug issues are becoming unbearable for others, and unsafe. More specifically, the Landlord explained that the Tenant and her boyfriend use intravenous drugs in the carport, and on the grounds of the property, and the used needles are discarded in the open. The Landlord explained that there are kids on the property, and this poses a significant risk. The Landlord also stated that the police are there almost daily, and there have been at least 2 overdoses in the rental unit in the last couple of months.

Analysis

An early end of tenancy is an expedited and unusual remedy under the Act and is only available to the landlord when the circumstances of a tenancy are such that it is unreasonable or unfair to a landlord or other residents to wait for a notice to end tenancy to take effect, such as a notice given under Section 47 of the Act for cause. Therefore, in this case the Landlord bears a strict burden to prove with sufficient evidence that the tenancy should end early Section 56 of the Act.

An application for an early end of tenancy under section 56 of the Act is reserved for situations where a Tenant poses an immediate and severe risk to the rental property, other occupants, or the Landlord. An application for an early end of tenancy is such that a Landlord does not have to follow the due process of ending a tenancy by issuing a notice to end tenancy which gives the Tenant the right to dispute the Notice by applying for dispute resolution.

Under section 56 of the Act, the director may end a tenancy and issue an order of possession only if satisfied, there is sufficient cause; and, 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 to take effect.

I have carefully considered the undisputed evidence before me and I find the Tenant's behaviour is significant and severe enough as to warrant an early end to the tenancy, pursuant to section 56 of the Act. I find the Tenant's use of illegal drugs, and the manner in which this is done, poses an immediate and severe risk to other occupants and the Landlord/property. I also note there have already been multiple overdoses

involving the Tenant and her guests. I find this is a dangerous and time sensitive matter. As such, I find the Landlord is entitled to an order of possession.

Conclusion

The Landlord has met the burden to prove the tenancy should end early.

The Landlord is granted an order of possession effective **two days after service** on the Tenant. This order must be served on the Tenant. If the Tenant fails to comply with this order the Landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

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: April 29, 2022

Residential Tenancy Branch