

DECISION

This hearing dealt with an application by the landlord to end the tenancy early and obtain an order of possession, and is inclusive of recovery of the filing fee for the cost of this application.

Despite having been served with the application for dispute resolution and notice of hearing by posting the notice on the tenant's door (a house) on March 21, 2009 the tenant did not participate in the conference call hearing.

The landlord's representative led testimony with the following information, concurred by the landlord;

- The rental unit is known to Police and the neighbourhood as a house involved in drug peddling and supplying drugs to a high volume of visitors to the house
 - The house has been described by police to the landlord to be involved in fencing stolen property and drug trafficking
 - occupied by a large number of people.
 - The house is under police surveillance. This is information supplied to the landlord by the local RCMP Detachment
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- There is suspected heavy drug trafficking occurring from this unit, as witnessed and described by Police and the personal observations of the landlord's representative, and the landlord, herself: On one recent occasion there were up to 15 people observed visiting the house and quickly leaving, in a period of 15 minutes. On another recent occasion 7 people were observed by the landlord arriving at the house and quickly leaving, in a 10 minute period. In the latest recent period of observations, the landlord's representative observed 11 vehicles arriving at the house in a 20 minute period.
 - The landlord owns several houses adjacent and behind the subject house, all of which have complained to the landlord about their concerns and observations subsequently personally observed by the landlord.

Based on the undisputed testimony and evidence before me, I find the tenant and co-tenants and their guests have put the landlord's property at significant risk, and it would be unreasonable to the landlord to wait for a Notice to End the tenancy under section 47 to take effect.

I therefore order that the tenancy ends as of today, and I grant the landlord an Order of Possession **effective not later than 2 days from the day of service upon the tenant**. The tenant must be served with this Order of Possession. Should the

tenant of the rental unit fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

The landlord is also entitled to recovery of the **\$50** filing fee and I grant this amount as an ancillary order in the Order of Possession.

Dated March 27, 2009.