



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Decision

Dispute Codes: CNR

Introduction

This hearing was convened in response to an application by the tenants for cancellation of a notice to end tenancy for cause. The landlord attended the hearing and provided affirmed testimony with assistance. The tenants / applicants did not appear. During the hearing the landlord made an oral request for an order of possession.

Issues to be decided

- Whether either party is entitled to the above under the Act

Background and Evidence

Pursuant to a written tenancy agreement, the month-to-month tenancy began on April 15, 2008. Monthly rent is \$720.00, and a security deposit of \$360.00 was collected.

The landlord issued a 1 month notice to end tenancy for cause dated June 14, 2011. A copy of the notice was submitted into evidence. Reasons shown on the notice for its issuance are as follows:

Tenant or a person permitted on the property by the tenant has:

- significantly interfered with or unreasonably disturbed another occupant or the landlord
- seriously jeopardized the health or safety or lawful right of another occupant or the landlord
- put the landlord's property at significant risk

Tenant has engaged in illegal activity that has, or is likely to:

- adversely affect the quiet enjoyment, security, safety or physical well-being of another occupant or the landlord

Tenant has caused extraordinary damage to the unit/site or property/park

Tenant has not done required repairs of damage to the unit/site

Subsequently, on June 21, 2011 the tenants filed an application to dispute the notice.

Analysis

Based on the documentary evidence and the affirmed / undisputed testimony of the landlord, I find that the tenants were served with a 1 month notice to end tenancy for cause dated June 14, 2011. As earlier noted, the tenants did not attend the hearing scheduled in response to their application to dispute the notice. The tenants' application is, therefore, hereby dismissed.

Following from the oral request made by the landlord during the hearing, pursuant to section 55 of the Act (**Order of possession for the landlord**) I find that the landlord has established entitlement to an order of possession.

Conclusion

The tenants' application is hereby dismissed.

I hereby issue an **order of possession** in favour of the landlord effective **two (2) days** after service upon the tenants. This order must be served on the tenants. Should the tenants 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.

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*.

DATE: July 14, 2011

Residential Tenancy Branch