



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET, FF

### Introduction

Some documentary evidence, photo evidence, and written arguments have been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicants the opportunity to testify at the hearing.

The applicant(s) testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on February 8, 2013; however the respondent(s) did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is an application for an early end to the tenancy and an order of possession. The applicants are also requesting recovery of their \$50.00 filing fee.

### Background and Evidence

The applicants testified that:

- The police were called to a domestic dispute at the rental unit and found a grow-op in the upstairs bedrooms.
- The tenants have caused significant damage to the rental unit, putting holes through walls for venting, removing carpets, and altering the electrical panel.
- These alterations to the rental unit put the unit at significant risk.
- The District of North Cowichan has put a Do Not Occupy Notice on the rental unit; however the tenants are refusing to vacate.
- They are therefore asking for an early end to the tenancy and an order of possession for as soon as possible.

Analysis

It's my finding that the applicants have reasonable grounds for an early end to this tenancy.

I have viewed the photos of the alterations done to the rental unit by the tenants, and it is my finding that these alterations are putting the rental unit at risk.

Further the fact that the District of North Cowichan has put a Do Not Occupy Order on the house supports the landlord's request for an early end to this tenancy and order of possession.

I therefore allow the landlord's request for an early end to the tenancy and order of possession, and for recovery of the filing fee.

Conclusion

I have issued an order of possession that is enforceable two days after service on the tenants.

I have issued a monetary order in the amount of \$50.00 for recovery of the filing fee.

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: February 20, 2013

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Residential Tenancy Branch

