Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes   OPC

Introduction

This hearing dealt with the landlord's application for an order of possession pursuant to a notice to end tenancy for cause. The landlord called in to the teleconference hearing but the tenant did not.

The landlord stated that he personally served the tenant with the application for dispute resolution and notice of hearing on May 19, 2016. I accepted the landlord's evidence regarding service of notice of the hearing and I proceeded with the hearing in the absence of the tenant.

Issue(s) to be Decided

Is the landlord entitled to an order of possession?

Background and Evidence

On March 26, 2016 the landlord served the tenant with a notice to end tenancy for cause by placing the notice in the tenant's mailbox. The notice indicated that the reason for ending the tenancy was that the tenant was repeatedly late paying rent. The landlord stated that he has not received any rent from the tenant since she paid him $490.00 on March 1, 2015. The effective date of the notice to end tenancy is April 30, 2016.

Analysis

I accept the landlord's evidence that the tenant was served with the notice to end tenancy for cause and did not make an application to cancel the notice. The tenancy therefore ended on April 30, 2016, and the tenant has been over-holding since that date. I therefore grant the landlord an order of possession.

Conclusion

I grant the landlord an order of possession effective two days from service. The tenant must be served with the order of possession. Should the tenant 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*.

Dated: June 20, 2016

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Residential Tenancy Branch