

**INTRODUCTION**

- [1] This decision determines an application filed with the Residential Tenancy Office (the "Rental Office") under the *Residential Tenancy Act* (the "Act").
- [2] The Landlords seek earlier termination of the tenancy agreement due to the Tenant disturbing and endangering others and putting the Landlords' property at significant risk.

**DISPOSITION**

- [3] The parties settled the Application and agreed that the tenancy between the parties will terminate effective August 7, 2025, at 5:00 p.m.

**BACKGROUND**

- [4] The Unit is an apartment in a multi-unit building (the "Residential Property").
- [5] On May 20, 2021, the parties entered into an oral month-to-month tenancy agreement for the Unit. Rent of \$959.00 is due on the first day of the month, and a security deposit of \$910.00 was paid at the beginning of the tenancy.
- [6] On July 6, 2025, the Landlords served the Tenant with a *Form 4(A) Eviction Notice*, effective August 31, 2025 (the "Notice"), for disturbing and endangering others and putting the Landlords' property at significant risk.
- [7] The Notice's particulars of termination stated:
- "Abusive behavior towards other tenants and next door neighbour. Request emergency eviction ASAP."*
- [8] On July 8, 2025, the Landlords filed with the Rental Office a *Form 2(B) Landlord Application to Determine Dispute* (the "Application") seeking earlier termination of the tenancy agreement.
- [9] On July 10, 2025, the Rental Office mailed and emailed the Landlords notice of a teleconference hearing scheduled for July 24, 2025. The Landlords served the notice of hearing to the Tenant.
- [10] On July 16, 2025, the Rental Office mailed and emailed the Landlords notice of a rescheduled teleconference hearing for July 29, 2025. The Landlords served the rescheduled notice of hearing to the Tenant.
- [11] On July 22, 2025, the Rental Office emailed a 54-page PDF (the "Evidence Package") to the Landlords. The Landlords served a copy of the Evidence Package to the Tenant.
- [12] On July 29, 2025, the Landlords, the Landlords' witnesses, and the Tenant called into the teleconference hearing. The parties confirmed receipt of the Evidence Package.

**ISSUE**

- A. Must the Tenant and all occupants vacate the Unit?

**SETTLEMENT**

[13] At the hearing, the parties settled the Application on the following terms:

- The tenancy between the parties will terminate effective August 7, 2025, at 5:00 p.m. The Tenant and all occupants must vacate the Unit by this time and date.

**IT IS THEREFORE ORDERED THAT**

1. The tenancy between the parties will terminate effective August 7, 2025, at 5:00 p.m.
2. The Tenant and all occupants must vacate the Unit by this date and time.
3. A certified copy of this Order may be filed in the Supreme Court and enforced by Sheriff Services as permitted by the Act.

**DATED** at Charlottetown, Prince Edward Island, this 30th day of July, 2025.

(sgd.) Mitch King

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**Mitch King**  
**Residential Tenancy Officer**

**NOTICE****Right to Appeal**

The parties may seek to appeal this Order to the Island Regulatory and Appeals Commission (the "Commission") by serving a Notice of Appeal with the Commission and every party to this Order within **7 days of this Order**. If a document is sent electronically after 5:00 p.m., it is considered received the next day that is not a holiday. If a document is sent by mail, it is considered served on the third day after mailing.

**Filing with the Court**

If no appeal has been made within the noted timelines, this Order can be filed with the Supreme Court of Prince Edward Island and enforced as if it were an order of the Court.