



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

DIRECT REQUEST DECISION

Approved

Dispute Codes

OPR, MNR, MNSD, FF

Introduction

This hearing proceeded by way of Direct Request Proceeding, pursuant to section 74(2)(b) of the Act, and dealt with an Application for Dispute Resolution by the landlord for an Order of Possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on February 24 the landlord served the tenant with the Notice of Direct Request Proceeding by registered mail sent on February 24, 2009. Section 90 of the Residential Tenancy Act determines that a document sent by registered mail is deemed to have been served in five days.

Based on the written submissions of the landlord, I find the tenant has been duly served with the Dispute Resolution Direct Request Proceeding documents.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an Order of Possession for unpaid rent; to a monetary Order for unpaid rent; to keep all or part of the security deposit; and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to sections 38, 55, 67, and 72 of the *Residential Tenancy Act (Act)*. I have reviewed all documentary evidence submitted by the landlord.

Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service to the tenant of the Notice of Direct Proceeding
- A copy of a residential tenancy agreement which was signed by the parties indicating \$650.00 per month rent and \$20.00 per month parking due on the first day of the month, a deposit of \$325.00 was paid on December 15, 2007.
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on February 13, 2009 with a vacancy date of February 26, 2009 for \$786.52 in rental arrears
- A copy of the Resident Ledger

Documentary evidence filed by the landlord indicates that the tenant had failed to pay \$42.47 rent owed for the month of January, 2009, \$674.05 rent for the month of February 2009, \$20.00 parking fees for February 2009 and that the tenant also owes \$25.00 for returned cheque for the month of February 2009 and \$25.00 for the late fee for February 2009, pursuant to terms contained in the tenancy agreement for a total amount of \$786.52 owed. The evidence indicates that the tenant was served a 10 Day Notice to End Tenancy for Unpaid Rent by an agent of the landlord on the morning of February 13, 2009 by posting the Notice on the door. The Notice states that the tenant had five days to pay the rent or apply for Dispute Resolution or the tenancy would end. The tenant did not apply to dispute the Notice to End Tenancy within five days and did not pay the arrears within five days. I accept that the tenant has been served with notice to end tenancy effective on February 26, 2009 as declared by the landlord.

Analysis

Based on the foregoing, I find that the tenant is conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the Notice.

Conclusion

I find that the landlord is entitled to an Order of Possession effective **two days after service on the tenant**. This order must be served on the Respondent and may be filed in the Supreme Court and enforced as an order of that Court.

I find that the landlord is entitled to monetary compensation under section 67 in the amount of \$836.52 comprised of \$736.52 rent owed, \$25.00 NSF charges, \$25.00 late fees and the \$50.00 fee paid by the Landlord for this application. I order that the landlord may retain the deposit and interest held of \$330.11 in partial satisfaction of the claim and grant an order for the balance due of \$506.41. This order must be served on the Respondent and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

February 2009

Date of Decision

Dispute Resolution Officer