



Dispute Resolution Services

Residential Tenancy Branch
Ministry of Housing and Social Development

DIRECT REQUEST DECISION

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 April 22, 2009 the landlord served the tenant with the Notice of Direct Request Proceeding in person.

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 \$800.00 per month rent due on the first day of the month and a security deposit of \$400.00 paid on January 2, 2008.
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on April 4, 2009 with a vacancy date of April 14, 2009 for \$800.00 in rental arrears.
- Copies of Ten Day Notices issued in January 2009 and in March 2009.
- A copy of proof of service of the Ten-Day Notice dated April 4, 2009

No copy of the Resident Ledger was submitted into evidence

Documentary evidence filed by the landlord indicates that the tenant had submitted a cheque for rent for April of \$800.00 but the cheque was returned NSF. Therefore the tenant failed to pay \$800.00 rent owed for the month of April, 2009, pursuant to terms contained in the tenancy agreement. 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 afternoon of April 14, 2009 by giving it to the tenant in person. 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 as declared by the landlord.

Analysis

Based on the testimony of the landlord, I find that the tenant was served with a Notice to End Tenancy for Unpaid Rent. The tenant has not paid the outstanding rent and did not apply to dispute the Notice and is therefore conclusively presumed under section 46(5) of the Act to have accepted that the tenancy

ended on the effective date of the Notice. Based on the above facts I find that the landlord is entitled to an Order of Possession.

I find that the landlord is entitled to receive rental arrears for April 2009 and has established a total monetary claim of \$850.00 comprised of \$800.00 rental arrears for the month of April, 2009 and the \$50.00 fee paid by the landlord for this application. I order that the landlord retain the security deposit and interest of \$ 400.00 in partial satisfaction of the claim leaving a balance due of \$450.00.

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 hereby issue a monetary order in favour of the landlord in the amount of \$450.00. 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.

May 2009

Date of Decision

Dispute Resolution Officer