



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes

OPR, MNR, MNSD, FF

Introduction

This matter was conducted by way of Direct Request Proceeding, pursuant to section 55(4) of the *Residential Tenancy Act* (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 11, 2010, the landlord served each tenant with the Notice of Direct Request Proceeding via registered mail. The landlord provided a Canada Post receipt and tracking numbers as evidence of service to each tenant at the rental unit address. Section 90 of the Act determines that a document is deemed to have been served on the fifth day after mailing.

Based on the written submissions of the landlord, I find that the tenants have been served with the Direct Request Proceeding documents.

Issue(s) to be Decided

Is the landlord entitled to an Order of possession?

Is the landlord entitled to monetary compensation for unpaid rent?

May the landlord retain the deposit paid?

Is the landlord entitled to filing fee costs?

Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Proceeding for each tenant;
- A copy of a residential tenancy agreement which was signed by the parties on August 1, 1995, indicating a monthly rent of \$1,250.00 in the first year and \$1,300.00 in the second year, due on the first day of the month and that a deposit of \$625.00 was paid on July 24, 1995;
- Copies of 6 Notice of Rent Increase forms issued in 2003, 2005, 2006, 2007, 2008 and 2009, resulting in rent owed, effective August 1, 2009 in the sum of \$1,610.09 per month;
- A copy of a tenant ledger which indicates that the last time rent was fully paid was on March 28, 2007 when the tenant had a credit in the sum of \$235.50; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on February 3, 2010, with a stated effective vacancy date of February 14, 2010, for \$5,788.42 in unpaid rent.

Documentary evidence filed by the landlord indicates that the tenant's have failed to pay rent owed and were served the 10 Day Notice to End Tenancy for Unpaid Rent by personal delivery on February 3, 2010, to the female tenant at 1:10 p.m. The landlord provided a Proof of Service document which is signed by the female tenant, acknowledging receipt of the Notice. The Act deems the tenants were served on the day of personal delivery.

The tenant ledger indicates the following payments and arrears:

| | Balance Owed |
|--|--------------|
| December 2008 arrears | 859.83 |
| January 2009 rent owed 1,610.09 | 2,469.92 |
| Balance owed in 2009 18,008.84 | 20,478.76 |
| Total paid in 2009 15,560.00 | 4,918.76 |
| January 2010 rent owed 1,669.66, less \$800.00 payment = 869.66 owed | 5,788.42 |

The Notice states that the tenants had five days to pay the rent or apply for Dispute Resolution or the tenancy would end. The tenant's did not apply to dispute the Notice to End Tenancy within five days from the date of service.

Analysis

I have reviewed all documentary evidence and accept that the tenants have been served with notice to end tenancy as declared by the landlord.

The notice is deemed to have been received by the tenant on February 3, 2010.

I accept the evidence before me that the tenants have failed to pay the rent owed in full within the 5 days granted under section 46 (4) of the *Act*.

Based on the foregoing, I find that the tenants are conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the Notice; February 14, 2010.

Therefore, I find that the landlord is entitled to an Order of possession, a monetary Order for unpaid rent, and the application fee cost.

I find that the landlord may retain the deposit plus interest in the sum of \$739.89 in partial satisfaction of the monetary claim.

Conclusion

I find that the landlord is entitled to an Order of Possession effective **two days after service** on the tenants and the Order 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 pursuant section 67 in the amount of **\$5,888.42** comprised of \$5,788.42 rent owed and the \$100.00 fee paid for this application.

I order that the landlord may retain the deposit and interest held of \$739.89 in partial satisfaction of the claim and grant an Order for the balance due of **\$5,148.53**. This Order must be served on the tenants and may be filed in the Provincial Court (Small Claims) 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: February 17, 2010.

Dispute Resolution Officer