



Dispute Resolution Services

Page: 1

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 Act, and dealt with an Application for Dispute Resolution by the Landlord for an Order of Possession and a Monetary Order for unpaid rent.

The Landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on January 21, 2010 the Landlord served the Tenants with the Notice of Direct Request Proceeding via registered mail. Section 90 of the Residential Tenancy Act determines that a document is deemed to have been served on the fifth day after it was sent.

Based on the evidence and written submissions of the Landlord, I find that the Tenants were served as required by s. 89 of the Act 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 Tenants for the cost of the Application for Dispute Resolution, pursuant to sections 38, 46, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

The Landlord submitted the following documentary evidence:

- A copy of the Proof of Service of the Notice of Direct Proceeding for the Tenants;
- A copy of a residential tenancy agreement which was signed by the parties on August 23, 2009 for a month to month tenancy beginning October 1, 2009 for the monthly rent of \$875.00 due on 1st of the month and a security deposit of \$437.50 was paid on August 23, 2009; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on December 30, 2009 with an effective vacancy date of January 12, 2010 due to \$975.00 in unpaid rent.



Dispute Resolution Services

Page: 2

Residential Tenancy Branch
Ministry of Housing and Social Development

The evidence filed by the Landlord indicates that the Tenants had arrears of rent for November 2009 of \$100.00 and failed to pay the rent owed for the month of December, 2009 and that the Tenants were served a 10 Day Notice to End Tenancy for Unpaid Rent when it was posted on the door of the Tenants' rental unit on December 30, 2009. 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 did not apply to dispute the Notice to End Tenancy within five days. The evidence filed by the Landlord also indicates that rent for January 2010 is unpaid.

Analysis

I have reviewed all of the documentary evidence and accept that the Tenants have been served with the Notice to End Tenancy as declared by the Landlord. The Notice is deemed to have been received by the Tenants on January 2, 2010 and the effective date of the Notice is January 12, 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.

Conclusion

I find pursuant to s. 55(2)(b) of the *Act* that the Landlord is entitled to an Order of Possession effective **two days after service on the Tenants**. This Order must be served on the Tenants and may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

I also find that the Landlord is entitled to monetary compensation pursuant section 67 of the *Act* in the amount of **\$1,900.00** comprised of \$1,850.00 rent owed 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 \$437.50 in partial satisfaction of the claim and grant an Order for the balance due of **\$1,462.50**. This Order must be served on the Tenants and may be filed in the Provincial (Small Claims) 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: February 02, 2010.

Dispute Resolution Officer