

DECISION

Dispute Codes OPR, MNR, MNSD

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 due to unpaid rent.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on March 16, 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 written submissions of the landlord, I find that the tenants have been 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 and to keep all or part of the security deposit, pursuant to sections 38, 46, 55 and 67, of the *Residential Tenancy Act* (Act).

Background and Evidence

The landlord submitted the following evidentiary material:

- 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 January 11, 2010, for a fixed term tenancy due to expire on February 28, 2011. The tenancy began on February 01, 2010 for the monthly rent of \$850.00 due on

1st of the month and a security deposit of \$425.00 was paid. Of this \$212.50 was paid on January 11, 2010 and \$212.50 was paid on January 13, 2010.

- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on March 02, 2010 with an effective vacancy date of March 12, 2010 due to \$425.00 in unpaid rent.

Documentary evidence filed by the landlord indicates that the tenants have failed to pay all the rent owed for the month of March, 2010 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 tenant's rental unit on March 02, 2010 at 1.12 p.m.

The Notice states that the tenants had five days to pay the rent or apply for Dispute Resolution or the tenancy would end. The tenants did not apply to dispute the Notice to End Tenancy within five days.

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 tenants on March 05, 2010, and the effective date of the notice is amended to March 15, 2010 pursuant to section 53 of the *Act*. 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 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 and enforced as an order of that Court.

I find that the landlord is entitled to monetary compensation pursuant to section 67 in the amount of **\$425.00** for rent owed. **I ORDER** that the landlord may retain the security deposit held of \$425.00 in total satisfaction of the claim.

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: March 26, 2010.

Dispute Resolution Officer