

## **DECISION**

### **Dispute Codes – OPR, MNR**

#### **Introduction**

This matter was conducted by way of Direct Request Proceeding, pursuant to section 55(4) of the *Residential Tenancy Act (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. A participatory hearing was not held.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on June 18, 2010 at 7:30 p.m. the landlord served the tenants with the Notice of Direct Request Proceeding personally. The landlord provided written confirmation that this service was witnessed by a third party.

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 and to a monetary order for unpaid rent, pursuant to sections 46, 55, and 67 of the *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 April 22, 2010 for a 1 year fixed term tenancy beginning on May 1, 2010 for the monthly rent of \$895.00 due on the 1<sup>st</sup> of the month and a security deposit of \$447.50 and a pet damage deposit of \$447.50 was paid; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent that was issued on June 7, 2010 with an effective vacancy date of June 17, 2010 due to \$945.00 in unpaid rent.

Documentary evidence filed by the landlord indicates that the tenants failed to pay the full rent owed for the months of May and June 2010 and that the tenants were served a 10 Day Notice to End Tenancy for Unpaid Rent personally on June 7, 2010 at 8:55 p.m. The landlord has provided written confirmation that this service was also witnessed by a third party.

The Notice states that the tenant had five days to pay the rent or apply for Dispute Resolution or the tenancy would end. The landlord noted in the application that the tenants paid \$560.00 on June 12, 2010 and that a receipt was issued to the tenants for

use and occupancy only. 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 June 7, 2010 and the effective date of the notice is June 17, 2010. I accept the evidence before me that the tenants 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 and I grant a monetary order in the amount of **\$385.00** comprised of rent owed.

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: July 02, 2010.

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Dispute Resolution Officer