



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR

Introduction

This hearing proceeded 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 for unpaid rent.

The Landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on September 15, 2011 at 4:45 p.m. the Landlord served the Tenant with the Notice of Direct Request Proceeding by posting the hearing documents to the Tenant's door. Based on the written submissions of the Landlord, I find that the Tenant has been sufficiently served with the Dispute Resolution Direct Request Proceeding documents.

Issue(s) to be Decided

Is the Landlord entitled to an Order of Possession pursuant to section 55 of the *Residential Tenancy Act*?

Background and Evidence

I have carefully reviewed the following evidentiary material submitted by the Landlord:

- A copy of the Proof of Service of the Notice of Direct Proceeding for the Tenant;
- A copy of a residential tenancy agreement which was signed by the Tenant November 1, 2010, for a fixed term tenancy beginning November 1, 2010, and switching to a month to month tenancy after October 31, 2011 for the monthly rent of \$700.00 due on 1st of the month and a deposit of \$350.00 was paid; and

- A copy of the Land Title Act as proof that the applicant to this dispute purchased the rental property and became the Landlord at the time the title transferred on March 28, 2011; and
- A notation on the application which indicates the Applicant's name as shown on the application for dispute resolution is the operating name of the limited company listed as the new owner on the transfer of title document; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on, September 2, 2011 with an effective vacancy date of September 12, 2011 due to \$1,150.00 in accumulated unpaid rent.

Documentary evidence filed by the Landlord indicates that the Tenant was served the 10 Day Notice to End Tenancy for Unpaid Rent on September 2, 2011 at 3:30 p.m. when it was posted to the Tenant's door in the presence of a witness.

Analysis

Order of Possession - I have reviewed all documentary evidence and accept that the Tenant has been served with notice to end tenancy as declared by the Landlord. The notice is deemed to have been received by the Tenant on September 5, 2011, the third day after it was posted to the Tenant's door, and the effective date of the notice is September 15, 2011, pursuant to section 90 of the *Act*. I accept the evidence before me that the Tenant has failed to pay the rent owed in full within the 5 days and has failed to make application to dispute the Notice in accordance with section 46 (4) of the *Act*.

Based on the foregoing, I find that the Tenant is conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the Notice and I hereby grant the Landlord an Order of Possession.

Any deposits currently held in trust by the Landlord are to be administered in accordance with Section 38 of the *Residential Tenancy Act*.

Conclusion

I HEREBY 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 Tenant and may be filed in the Supreme Court 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: September 21, 2011.

Residential Tenancy Branch