



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction

This matter proceeded 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 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 November 14, 2011, the Landlord served the Tenant with the Notice of Direct Request Proceeding via registered mail.

Section 90 of the Act determines that a document served in this manner is deemed to have been served five days later.

Based on the written submissions of the Landlord, I find that the Tenant has been duly served with the Direct Request Proceedings 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 Request Proceeding for the Tenant; and a copy of the registered mail tracking number and receipt.
- A copy of a residential tenancy agreement which was signed by the parties on February 17, 2005, indicating the tenancy commenced on March 01, 2005, with a monthly rent of \$540.00 due on the last day of the month; and

- A copy of the accounting ledger showing that the Tenant's current rent for the rental unit is \$665.00 per month; and a copy of the most recent rent increase document stating the increase was effective September 01, 2009 for the rent amount of \$665.00.
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on October 31, 2011 with a stated effective vacancy date of November 11, 2011, for \$1,680.00 in unpaid rent; and a copy of the registered mail tracking number and receipt.
- A statement on the Application for Dispute Resolution that the current Landlord has taken over management of the rental property effective January 01, 2011, in explanation as to why the Landlord on the tenancy agreement is different.
- A statement on the Application for Dispute Resolution that #102 is the suite number used for the rental unit since May 2009 and #C the former suite number is no longer assigned to that rental unit, in explanation as to why the rental unit number on the tenancy agreement is different than the current rental unit number.

Documentary evidence filed by the Landlord indicates that the Tenant had failed to pay rent owed and was served the 10 Day Notice to End Tenancy for Unpaid Rent by registered mail on October 31, 2011 to the Tenant's address at the rental unit. The Landlord provided evidence of the registered mail tracking number and receipt. A Notice served in this manner is deemed to have been served by November 05, 2011, which is five days from the date of the registered mail.

The Notice states that the Tenant had five days to pay the full amount of the outstanding rent, or apply for Dispute Resolution, or the tenancy would end from the service date. The Tenant did not apply to dispute the Notice to End Tenancy within five days from the date of service. The deadline to do so was November 10, 2011. Although the Landlord indicated that the Tenant had until November 11, 2011 to vacate the premises, the earliest effective date is 10 days from the date of service, thus this is corrected to November 15, 2011 based on the service provisions set out in the Act and the Residential Tenancy Policy Guideline.

The Landlord's Application for Dispute Resolution indicates that he is seeking \$1,680.00 in unpaid rent. This is the same amount indicated on the 10 Day Notice to End Tenancy. The outstanding amount claimed by the Landlord is the same amount as the Tenant is in arrears according to the Landlord's accounting ledger provided into evidence with the Application.

Analysis

I have reviewed all documentary evidence and accept that the Tenant has been served with the 10 Day Notice to End Tenancy as declared by the Landlord.

I accept the evidence before me that the Tenant has failed to pay the rent owed in the amount of \$1,680.00 within the 5 days granted under 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 November 15, 2011, which is 10 days after the effective date of the Notice. Therefore, I find that the Landlord is entitled to an order of possession and a monetary order for unpaid rent.

Conclusion

I find that the Landlord is entitled to an order of Possession effective **two days after service** on the Tenant and this order may be filed in the Supreme Court.

I find that the Landlord is entitled to monetary order pursuant to section 67 in the amount of **\$1,680.00** comprised of rent owed.

This order must be served on the Tenant and may be filed in the Provincial Court (Small Claims).

The orders accompany the Landlord's copy of this decision.

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: November 22, 2011.

Residential Tenancy Branch