



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **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* (the Act). The landlord applied 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 21, 2011 the landlord served the tenant with notice of the direct request proceeding by registered mail. Section 90 of the *Act* states that a document is deemed to have been served five days after mailing.

Based on the landlord's written submissions, I find that the tenant has been served with the Direct Request Proceeding documents.

### Issue(s) to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order for unpaid rent?

### Background and Evidence

The Landlord submitted the following evidentiary material:

- a copy of a residential tenancy agreement, signed by the tenant and the landlord on July 9, 2010, indicating a monthly rent of \$590.00 due on the first of each month.
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, issued on November 9, 2011, with an effective vacancy date of November 19, 2011, for failure to pay rent in the amount of \$590.00 that was due on November 1, 2011;

- a copy of the Proof of Service of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, showing that the tenant was personally served the 10 Day Notice to End Tenancy for Unpaid Rent on November 9, 2011; and
- a copy of the Landlord's Application for Dispute Resolution, filed November 21, 2011.

### Analysis

I have reviewed all documentary evidence and I accept that the tenant was personally served with the notice to end tenancy on November 9, 2011 as declared by the landlord.

I accept the evidence before me that the tenant has failed to pay the rent owed within the five days granted under section 46(4) of the *Act*. 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.

I therefore find that the landlord is entitled to an Order of Possession and a monetary order for unpaid rent.

### Conclusion

I grant the landlord an Order of Possession effective two days after service on the tenant. The tenant must be served with the Order of Possession. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

As for the monetary order, I find that the landlord has established a claim for \$590.00 in unpaid rent. I grant the landlord an order under section 67 for the balance due of \$590.00. This order is final and binding on the parties and may be enforced.

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 28, 2011.

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Residential Tenancy Branch