



# 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 based on unpaid rent and a monetary Order.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on February 20, 2012 the landlord handed the female Tenant the Notice of Direct Request Proceeding and sent the male tenant the Notice of Direct Request Proceeding by registered mail.

Based on the written submissions of the landlord, I find that the Tenants have been duly served with the Direct Request Proceeding documents. In accordance with section 90 of the *Act*, the landlord's Notice to the male tenant was deemed served on the fifth day after its mailing on February 25, 2012.

### Issue(s) to be Decided

Is the landlord entitled to an Order of Possession for unpaid rent pursuant to sections 46 and 55 of the *Act*?

Is the landlord entitled to monetary compensation for unpaid rent pursuant to section 67 of the *Act*?

### Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service of the Notices of Direct Proceeding served to the Tenants;
- A copy of a written contact entered into with the respondents on April 21, 2009 which was signed by the landlords and both tenants, indicating a monthly rent of \$2,300.00 due on the 1st day of the month; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) posted on the tenants' door on February 8, 2012 with a stated effective vacancy date of February 18, 2012, for \$7,500.00 in unpaid rent.

Witnessed documentary evidence filed by the landlord indicates that the tenants failed to pay all outstanding rent was served by posting the 10 Day Notice on the tenants' door at 3:30 p.m. on February 8, 2012. In accordance with sections 88 and 90 of the *Act*, the tenants were deemed to have been served with this 10 Day Notice on February 11, 2012.

The Notice states that the tenants had five days from the date of service to pay the rent in full 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 from the date of service.

### 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.

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 corrected effective date of the 10 Day Notice, February 21, 2012.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$7,500.00 for unpaid rent owing as of February 8, 2012. In coming to this determination, I have considered a detailed account summary provided by the landlord with respect to amounts owing and payments made by the tenants since November 1, 2011. I have also examined the terms of the contract entered into by the parties and, although non-standard in nature, accept that the duration of this contract and the relationship between the parties constitutes a residential tenancy under the *Act*.

### Conclusion

I find that the landlord is entitled to an Order of Possession to take effect within 2 days of the landlord's service of this notice to the tenant(s). Should the tenant(s) fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

Pursuant to section 67 of the *Act*, I find that the landlord is entitled to a monetary Order in the amount of \$7,500.00 for rent owed as of February 8, 2012. The landlord is provided with these Orders in the above terms and the tenant(s) must be served with a copy of these Orders as soon as possible. Should the tenant(s) fail to comply with these Orders, these Orders may be filed in the Small Claims Division of the Provincial Court and enforced as Orders 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: February 28, 2012

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Residential Tenancy Branch