



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DIRECT REQUEST DECISION**

Dispute Codes : OPR, MNR

### Introduction

The 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 and a monetary order for rental arrears based on a Ten Day Notice to End Tenancy for Unpaid Rent .

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on February 10, 2012, the landlord served the tenant with the Notice of Direct Request by registered mail. Registered mail is deemed to be served in five days.

Based on the written submissions of the landlord, I find the tenant has been duly 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 and a monetary Order for rental arrears pursuant to 55 and 67 of the *Residential Tenancy Act (the Act)*. I have reviewed all documentary evidence.

### Proof of Service of 10 Day Notice to End Tenancy

The landlord submitted a copy of the Notice to End Tenancy for Unpaid Rent and a "Proof of Service" form stating that the Notice was served to the tenant by posting it on the door on January 10, 2012 at 9:15 a.m. in front of a witness.

The purpose of serving documents under the *Act* is to notify the person of a failure to comply with the Act and of their rights in response. The landlord, seeking to end the tenancy has the burden of proving that the tenant was served with the Notice to End Tenancy and I find that the landlord has met this burden.

### Analysis

Submitted into evidence was a copy of the tenancy agreement signed on September 26, 2009 showing rent set at \$695.00 per month. A copy of the tenant's rent account ledger was submitted showing that the tenant did not pay rent for January until January 27<sup>th</sup>, 2012 and that these funds were accepted "*for use and occupancy only*". The

ledged further showed that the tenant paid \$100.00 "*for use and occupancy only*" and still owed \$615.00 as of February 1. In the Application for Direct Request the landlord is requesting compensation of \$615.00 for outstanding rental arrears.

Based on the evidence, I find the landlord is entitled to monetary compensation under section 67 in the amount of \$615.00 for unpaid rent.

Based on the evidence submitted by the landlord, I find that the tenant was served with a Notice to End Tenancy for Unpaid Rent. The tenant has not paid all of the outstanding rent and did not apply to dispute the Notice and is therefore conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the Notice. Given the above facts I find that the landlord is entitled to an Order of Possession.

### **Conclusion**

I hereby issue an Order of Possession in favour of the landlord effective two days after service on the tenant. This order must be served on the Respondent and may be filed in the Supreme Court and enforced as an order of that Court.

I hereby issue a monetary order in favour of the landlord in the amount of \$615.00 for rental arrears. This order must be served on the tenant and may be enforced through Small Claims court if necessary.

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 16, 2012.

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Residential Tenancy Branch