



Dispute Resolution Services

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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*, and dealt with an application made 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 March 8, 2012 the landlord served the tenant with the Notice of Direct Request Proceeding by registered mail. Section 90 of the *Act* provides that a document is deemed to have been served 5 days after mailing. Based on the written submissions of the landlord, I find that the tenant has been served with the Notice of Direct Request Proceeding requesting an Order of Possession and a monetary order.

Issue(s) to be Decided

Is the landlord entitled to an Order of Possession for unpaid rent?

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 which was signed by the landlord and the tenant on February 17, 2012 for a tenancy beginning on February 20, 2012 and ending on February 19, 2013, for the monthly rent of \$1,600.00 payable on the 20th day of each month;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities which was issued on February 28, 2012 with an effective date of vacancy of March 12, 2012, due to \$1,600.00 in unpaid rent that was due on February 20, 2012. Both pages of the 2-page form have been provided;

- A copy of a Proof of Service for the 10 Day Notice to end Tenancy for Unpaid Rent or Utilities that states that the tenant was served with the notice on February 28, 2012 by posting it to the door of the rental unit;
- The Landlord's Application for Dispute Resolution dated March 8, 2012 which states that the tenant has not paid any rent since the outset of the tenancy, leaving a balance outstanding of \$1,600.00 for February 20, 2012 to March 19, 2012.

Analysis

I have reviewed all documentary evidence and accept that the tenant has been served with the notice to end tenancy as declared by the landlord, which is deemed to have been received by the tenant on March 2, 2012, being 3 days after posting the notice to the door of the rental unit.

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

For the reasons set out above, I grant the landlord an Order of Possession effective two days after service on the tenant.

I further grant a monetary order in favour of the landlord pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$1,600.00.

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: March 13, 2012.

Residential Tenancy Branch