



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 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 June 22, 2011 the Landlord served the Tenant with the Notice of Direct Request Proceeding via registered mail. Section 90 of the Residential Tenancy Act deems a document delivered in that manner to have been received (or served) on the fifth day after it was sent.

Based on the evidence and written submissions of the Landlord, I find that the Tenant was served as required by s. 89 of the Act 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 for unpaid rent and to a Monetary Order for unpaid rent pursuant to sections 46, 55 and 67 of the *Residential Tenancy Act (Act)*.

Background and Evidence

The Landlord submitted the following documentary evidence:

- A copy of the Proof of Service of the Notice of Direct Proceeding for the Tenant;
- A copy of a residential tenancy agreement which was signed by the parties on June 1, 2009 for a one year fixed term tenancy beginning June 1, 2009 and continuing on its expiry on a month to month basis with rent of \$1,350.00 due "*in advance*,"
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on June 2, 2012 with an effective vacancy date of June 12, 2012 due to \$3,000.00 in unpaid rent.

The evidence filed by the Landlord indicates that the Tenant had rent arrears of \$300.00 prior to May 1, 2012 and failed to pay the rent owed for the months of May and June 2012. The Landlord's written submissions also state that on June 2, 2012, the Tenant was served a 10 Day Notice to End Tenancy for Unpaid Rent when it was posted to the rental unit door. The Notice states that the Tenant had five days to pay the rent or apply for Dispute Resolution or the tenancy would end. The Tenant did not apply to dispute the Notice to End Tenancy within five days.

Analysis

I have reviewed all of the documentary evidence and accept that the Tenant been served with the Notice to End Tenancy as declared by the Landlord. Pursuant to s. 90 of the Act, the Notice was deemed to be received by the Tenant 3 days after it was posted or on June 5, 2012. Consequently, the effective date of the Notice is amended pursuant to s. 53 of the Act to June 15, 2012.

The Parties' tenancy agreement does not state a specific date on which rent is due, however it does provide that rent must be paid in advance (or prior to the commencement of each calendar month) and I find that the Tenant did not pay rent for May or June 2012 in advance. I accept the undisputed evidence before me that the Tenant has failed to pay rent arrears of \$3,000.00 in full 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 the effective date of the Notice.

Conclusion

I find pursuant to s. 55(2)(b) of the Act that the Landlord is entitled to an Order of Possession effective **two days after service on the Tenant**. This Order must be served on the Tenant and may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court. I also find that the Landlord is entitled to a Monetary Order for the unpaid rent in the amount of \$3,000.00. This Order must be served on the Tenant and may be enforced in the Provincial (Small Claims) Court of British Columbia.

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: July 03, 2012.

Residential Tenancy Branch