



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* (the "Act"), and dealt with an Application for Dispute Resolution by the Landlord for an Order of Possession and a Monetary Order.

The Landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on July 27, 2012, the Landlord served the Tenant with the Notice of Direct Request Proceeding by registered mail sent to the Tenant at the rental unit. The Landlord provided a copy of the registered mail receipt and tracking information in evidence.

Based on the written submissions of the Landlord, 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 monetary compensation for unpaid rent?

Background and Evidence

The Landlord submitted the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Proceeding for the Tenant;
- A copy of the Proof of Service of the 10 Day Notice to End Tenancy for Unpaid Rent;
- A copy of a residential tenancy agreement which was signed by the parties on November 4, 2011, indicating a monthly rent of \$955.00 due on the first day of the month;
- A copy of the Application for Tenancy;
- A copy of the Tenant Ledger; and

- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on July 9, 2012, with a stated effective vacancy date of July 19, 2012, for \$955.00 in unpaid rent.

Documentary evidence filed by the Landlord indicates that the rent remains unpaid. The documentary evidence indicates that the Landlord served the 10 Day Notice to End Tenancy for Unpaid Rent by posting the document to the Tenant's door on July 9, 2012, at 8:15 a.m. The Proof of Service document is signed by a witness.

Analysis

I have reviewed all documentary evidence and accept that the Tenant was served with notice to end the tenancy as declared by the Landlord. Service in this manner is deemed to be effective 3 days after posting the document. Pursuant to the provisions of section 46 of the Act, 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 from the date of deemed service.

I accept the evidence before me that the Tenant has failed to pay the rent owed in full within the 5 days granted under section 46(4) of the Act.

An incorrect end-of-tenancy date does not invalidate a landlord's notice to end tenancy. Section 53 of the Act provides that an incorrect end-of-tenancy date is deemed to be changed to reflect the earliest date that complies with the Act. I find the effective end-of-tenancy date to be July 22, 2012.

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 July 22, 2012.

Therefore, I find that the Landlord is entitled to an Order of Possession and a Monetary Order for unpaid rent in the amount of **\$955.00**.

Conclusion

Pursuant to the provisions of Section 55 of the Act, I hereby provide the Landlord an Order of Possession effective **two days after service** of the Order upon the Tenant. This Order may be filed in the Supreme Court and enforced as an Order of that Court.

Pursuant to the provisions of Section 67 of the Act, I hereby provide the Landlord a Monetary Order in the amount of **\$955.00** for service upon the Tenant. This Order may be filed in the Provincial Court (Small Claims) and enforced as an Order 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: August 02, 2012.

Residential Tenancy Branch