



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 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 January 06, 2013, the landlord personally served the tenants with the Notice of Direct Request Proceeding.

Based on the written submissions of the landlord, I find that the tenants have been duly served with the 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 any unpaid rent, pursuant to sections 46, 55 and 67 of the Act.

Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Request Proceeding for the tenants;
- A copy of a residential tenancy agreement which was signed by the parties in August 2012 indicating a monthly rent of \$1100.00 due on the first day of the month.
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was dated December 18, 2012 and served on the tenant - sent on December 20, 2012 by registered mail (deemed received by the tenant December 25, 2012) with an effective vacancy date 10 days after - and stating the total amount of unpaid arrears of rent due December 01, 2012 as \$1100.00.

Documentary evidence filed by the landlord indicates that the tenant had failed to pay all rent owed and was served the 10 Day Notice to End Tenancy for Unpaid Rent in person. The Notice states that the tenant had five days to pay the outstanding arrears of rent in full or apply for Dispute Resolution or the tenancy would end 10 days from the deemed received date of December 25, 2012. The tenant did not apply to dispute the Notice to End Tenancy within five days from the deemed date of service.

Analysis

I have reviewed all documentary evidence and accept that the tenant has been served with notice to end tenancy as declared by the landlord.

I accept the evidence before me that the tenant has failed to pay the arrears in rent owed *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. Therefore, I find that the landlord is entitled to an **Order of Possession** and a Monetary Order for unpaid rent in the amount of **\$1100.00**.

Conclusion

I find that the landlord is entitled to an Order of Possession effective **two days after service** on the tenant and this Order may be filed in the Supreme Court and enforced as an Order of that Court.

I find that the landlord is entitled to monetary compensation pursuant to Section 67 in the amount of **\$1100.00** comprised of unpaid rent. This Order must be served on the tenant and 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: January 14, 2013.

Residential Tenancy Branch

