



# Dispute Resolution Services

Page: 1

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 landlords for an Order of Possession and a monetary order.

The landlords submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on April 20, 2013 at 1:00 p.m. the landlords served the tenant with the Notice of Direct Request Proceeding by personal delivery. Section 90 of the Act determines that a document is deemed to have been served the day it is personally delivered or on April 20, 2013.

Based on the written submissions of the landlords, 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 landlords submitted the following evidentiary material:

- 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, indicating a monthly rent of \$850.00 due 1st of the month; and

- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on April 9, 2013, with a stated effective vacancy date of April 15, 2013. Section 53 of the Act provides for an automatic correction to effective dates that are incorrect, in this situation the effective vacancy date is corrected to April 19, 2013. The amount of unpaid rent on the Notice was for \$650.00.

Documentary evidence filed by the landlords indicates that the tenant has failed to pay rent owed and were served the 10 Day Notice to End Tenancy for Unpaid Rent by posting it on the Tenant's door on April 9, 2013 at 10:30 a. m.. The Act deems the tenant was served three days after posting the notice on the door or on April 12, 2013.

The Notice states that the tenants had five days to pay the rent or apply for Dispute Resolution or the tenancy would end. The tenants did not apply to dispute the Notice to End Tenancy within five days from the 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 landlords.

The notice is deemed to have been received by the tenant on April 12, 2013.

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*.

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 landlords are entitled to an Order of possession and a monetary Order for unpaid rent.

Conclusion

I find, pursuant to section 55 of the Act, that the landlords are entitled to an Order of Possession effective **two days after service** on the tenant and the Order may be filed in the Supreme Court and enforced as an Order of that Court.

I find that the landlords are entitled to monetary compensation pursuant section 67 in the amount of **\$650.00** rent owed and I grant an Order in that amount. 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: April 29, 2013

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Residential Tenancy Branch

