



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Ardent Properties Inc.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR

### Introduction

This hearing was conducted as a 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.

The landlord has not requested a Monetary Order for the unpaid rent.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that the landlord served the tenant with the Notice of Direct Request Proceeding by posting it on her door on April 16, 2013.

Based on the written submission of the landlord, I find that the tenant has been served with the Direct Request Proceeding documents.

### Issue(s) to be Decided

The issue to be decided is whether the landlord is entitled to an Order of Possession..

### 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 a residential tenancy agreement which was signed by the parties on November 20, 2012 at a monthly rent of \$625 with a security deposit of \$312.50 paid on November 20, 2012.
- A copy of a 10 Day Notice to End Tenancy for unpaid rent which was served by posting on the tenant's door on April 4, 2013. (Though the proof of service states April 2, 2013, the Notice to End Tenancy is dated April 4, 2013 and I have accepted the latter as the correct date of service.)

Documentary evidence filed by the landlord indicates the tenant had failed to pay the \$625 rent that was due on April 1, 2013 and had carried a rent shortfall from March 2013.

The Notice to End Tenancy 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 from the date of service.

### Analysis

I have reviewed all documentary evidence and accept that the tenant was served with Notice to End Tenancy as declared by the landlord.

I accept the evidence before me that the tenants failed to pay the rent owed in full within the five 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 which was April 17, 2013 taking into account the three days for deemed service of notice served by posting.

Therefore, I find that the landlord is entitled to an Order of Possession based on the Notice to End Tenancy dated April 4, 2013.

Conclusion

The landlord's copy of this Decision is accompanied by an Order of Possession effective **two days after service** on the tenant. The Order may be filed in the Supreme Court 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 24, 2013

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Residential Tenancy Branch

