



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Kekinow Native Housing Society  
and [tenant name suppressed to protect privacy]

## **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 May 22, 2013, the Landlord served the Tenant with the Notice of Direct Request Proceeding by registered mail to the rental unit. The Landlord provided a copy of the registered mail receipt 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's evidentiary material included the following documents:

- A copy of the Proof of Service of the Notice of Direct Proceeding on the Tenant;
- A copy of the Proof of Service of the 10 Day Notice to End Tenancy for Unpaid Rent;
- The rental unit is subsidized. A copy of a residential tenancy agreement which was signed by the parties on July 25, 2006, indicating an economic rent of \$1,508.00; rent subsidy of \$1,228.00 per month; and a net rental amount payable by the Tenant of \$280.00, due on the first day of the month;

- A copy of the Tenant's rent ledger;
- A letter from the Landlord to the Tenant dated April 29, 2013, confirming that after verification of the Tenant's income, monthly rent effective May 1, 2013 is \$1,562.00 and the amount payable by the Tenant is \$355.00.
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on May 7, 2013, with a stated effective vacancy date of May 17, 2013, for \$659.00 in unpaid rent.

Documentary evidence filed by the Landlord indicates that the rent remains unpaid. The documentary evidence indicates that the Landlord's agent served the 10 Day Notice to End Tenancy for Unpaid Rent by handing the document to the Tenant on May 7, 2013, at 2:20 p.m. The Proof of Service document is signed by the Tenant, acknowledging service.

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 from the date of service.

### **Analysis**

I have reviewed all documentary evidence and accept that the Tenant was served with Notice to End Tenancy on May 7, 2013.

The Tenant's rent ledger confirms that the Tenant owes rent in the amount of \$659.00 as at May 16, 2013. I accept the evidence before me that the Tenant 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 May 17, 2013.

Therefore, I find that the Landlord is entitled to an Order of Possession and a Monetary Order for unpaid rent in the amount of **\$659.00**.

### **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 **\$659.00** 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: May 30, 2013

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Residential Tenancy Branch

