



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LOCKE PROPERTY MANAGEMENT LTD.
and [tenant name suppressed to protect privacy]

DIRECT REQUEST DECISION

Dispute Codes

OPR

Introduction

This application proceeded by way of Direct Request Proceeding, pursuant to section 55(4) of the Act. The Application for Dispute Resolution by the landlord seeks an Order of Possession based on a 10-Day Notice to End Tenancy for Unpaid Rent.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on May 15, 2013 at 4:52 p.m. the landlord served the tenant with the Notice of Direct Request Proceeding by posting it on the door. Under the Act, a posted Notice is deemed to be served in three days.

Based on the written submissions of the landlord, I find that the tenant been served with the Dispute Resolution 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 unpaid rent pursuant to sections 55 and 67 of the *Residential Tenancy Act (Act)*. I have reviewed all documentary evidence submitted by the landlord.

Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service that the Notice of Direct Proceeding and Proof of Service of the Ten-Day Notice, were served on the tenant,
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on May 6, 2013 with an effective date of May 16, 2013 for \$1,950.00 in rental arrears, and

- A copy of a residential tenancy agreement which was signed on June 29, 2012 by the parties with rent set at \$2,000.00 per month rent, due on the first day of the month.

Documentary evidence filed by the landlord indicates that the tenant had failed to pay \$1,950.00 rent owed for the month of May 2013, and was served with a 10-Day Notice to End Tenancy for Unpaid Rent, by posted on the door on May 6, 2013 in front of a witness.

Analysis

Based on the testimony of the landlord, I find that the tenant was duly served with a Notice to End Tenancy for Unpaid Rent by posting it on the door. The Notice states that the tenant had five days to pay the rent or apply for Dispute Resolution or the tenancy would end. I find that the tenant did not apply to dispute the Notice to End Tenancy within five days and did not pay the arrears within five days.

I find that the tenant is therefore conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the Notice. Based on the above facts I find that the landlord is entitled to an Order of Possession.

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

Conclusion

The landlord is successful in the application and is granted an Order of Possession.

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 21, 2013

Residential Tenancy Branch

