



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 utilities treated as unpaid rent pursuant to section 46(6) of the Act.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on July 23, 2013, the landlord served the tenants with the Notice of Direct Request Proceeding via personal service.

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 utilities treated as unpaid rent and to a monetary Order for unpaid utilities treated as 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 Proceeding for the tenants;
- A copy of a demand letter dated May 2, 2013, giving the tenants 30 days to pay the described utilities to the landlord as required under the tenancy agreement;
- A copy of a residential tenancy agreement which was signed by the parties on July 13, 2012, indicating a monthly rent of \$1,100.00 due on the first day of the

month and requiring the tenants to pay utilities to the landlord, less \$100.00 paid by the landlord; and

- A copy of a 10 Day Notice to End Tenancy for Unpaid Utilities which was issued on June 10, 2013, with a stated effective vacancy date of June 20, for \$452.07 in unpaid utilities.

Documentary evidence filed by the landlord indicates that the tenants had failed to pay all utilities owed and were given in person on May 2, 2013, a demand letter requiring payment within 30 days. When payment was not made the tenants were served the 10 Day Notice to End Tenancy for Unpaid Utilities by personal delivery, and which was acknowledged by the tenants on June 10, 2013.

The Notice states that the tenants had five days from the date of service to pay the utilities in full 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 tenants have been served with notice to end tenancy as declared by the landlord.

I accept the evidence before me that the tenants have failed to pay the utilities owed in full within the 5 days granted under section 46 (4) of the *Act*.

Based on the foregoing, I find that the tenants are 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.

Conclusion

I find that the landlord is entitled to an Order of Possession effective **two days after service** on the tenants and the 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 section 67 in the amount of **\$452.07** comprised of unpaid utilities owed.

This Order must be served on the tenants and may be filed in the Provincial Court (Small Claims) and enforced as an Order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: July 25, 2013

Residential Tenancy Branch

