



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

OPR

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.

The Landlords submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on September 11, 2013, at 1:00 p.m., the Landlord JK served the Tenant with the Notice of Direct Request Proceeding by posting the Notice on the Tenant's door. The Proof of Service document is signed by a witness.

Based on the Landlords' written submissions, I find that the Tenant has been served with the Direct Request Proceeding documents.

Issue(s) to be Decided

Are the Landlords entitled to an Order of possession?

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 the Proof of Service of the 10 Day Notice to End Tenancy for Unpaid Rent;
- A copy of a residential tenancy agreement and addendum which was signed by the parties on August 31, 2012, indicating a monthly rent of \$675.00 due on the first day of the month; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on September 2, 2013, with a stated effective vacancy date of September 12, 2013, for \$675.00 in unpaid rent.

Documentary evidence filed by the Landlord indicates that the rent remains unpaid. The documentary evidence indicates that the Landlord served the 10 Day Notice to End Tenancy for Unpaid Rent by posting the document to the Tenant's door on September 2, 2013, at 10:40 a.m. The Proof of Service document is signed by a witness.

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 Notice to End Tenancy was posted to the Tenant's door on September 2, 2013. Service in this manner is deemed to be effected 3 days after posting the document, in this case September 5, 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*.

Section 53 of the Act provides that an incorrect end of tenancy date on a notice to end the tenancy is automatically corrected to the earliest date that applies under the Act. Based on the foregoing, I find that the Tenant was conclusively presumed under Section 46(5) of the Act to have accepted that the tenancy ended on September 15, 2013.

Therefore, I find that the Landlords are entitled to an Order of Possession.

Conclusion

Pursuant to the provisions of Section 55 of the Act, I hereby provide the Landlords with 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.

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: September 30, 2013

Residential Tenancy Branch

