



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LANGARA GARDENS HOLDINGS LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR MNR

Introduction

This hearing proceeded by way of Direct Request Proceeding, pursuant to section 55(4) of the Act, and dealt with an Application for Dispute Resolution by the Landlord for an Order of Possession for unpaid rent and a Monetary Order for unpaid rent and parking fees.

The Landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on November 22, 2013, the Landlord served each Tenant by registered mail. Canada Post receipts were provided in the Landlord's evidence. Based on the written submissions of the Landlord, I find that each Tenant is deemed served with the Dispute Resolution Direct Request Proceeding documents on November 27, 2013, five days after they were mailed, pursuant to section 90 of the Act.

Issue(s) to be Decided

Is the Landlord entitled to an Order of Possession and a Monetary Order pursuant to section 55 of the *Residential Tenancy Act*?

Background and Evidence

I have carefully reviewed the following evidentiary material submitted by the Landlord:

- A copy of the Proof of Service of the Notice of Direct Proceeding for each Tenant;
- A copy of a residential tenancy agreement which was signed by all parties for a fixed term tenancy beginning August 1, 2012, which switched to a month to month tenancy after July 31, 2013. The monthly rent began at \$1,600.00 due in advance of the 1st of the month;
- A copy of the notice of rent increase that indicates rent was increased to \$1,625.00 effective August 1, 2013;
- A copy of a separate parking agreement for \$40.00 per month;

- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on, November 5, 2013, with an effective vacancy date listed as November 18, 2013, due to \$1,665.00 in unpaid rent that was due on November 1, 2013; and
- A notation on the application which indicates the 10 Day Notice lists \$1,665.00 that was due which included \$1,625.00 rent plus \$40.00 for parking.

Documentary evidence filed by the Landlord indicates that the Tenants were served the 10 Day Notice to End Tenancy for Unpaid Rent on November 5, 2013, at 4:37 p.m. when it was posted to the Tenants' door in the presence of a witness.

Analysis

Order of Possession - I have reviewed all documentary evidence and accept that the Tenants have been served with notice to end tenancy as declared by the Landlord. The notice is deemed to have been received by the Tenants on November 8, 2013, three days after it was posted to their door, and the effective date of the notice is November 18, 2013, pursuant to section 90 of the *Act*. I accept the evidence before me that the Tenants have 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 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 and I hereby grant the Landlord an Order of Possession.

Monetary Order – The evidence supports that the Tenants have failed to pay the November 1, 2013, rent in violation of section 26 of the *Act* which provides that a tenant must pay rent when it is due under the tenancy agreement. As per the aforementioned I approve the Landlord's request for a Monetary Order for unpaid rent in the amount of **\$1,625.00**.

The Landlord has also sought a monetary order for \$40.00 relating to a separate parking agreement. The *Residential Tenancy Act* does not govern civil parking contracts; therefore I dismiss this request, without leave to reapply.

Any deposits currently held in trust by the Landlord are to be administered in accordance with Section 38 of the *Residential Tenancy Act*.

Conclusion

I HEREBY FIND that the Landlord is entitled to an Order of Possession effective **two days after service on the Tenants**. This Order is legally binding and must be served upon the Tenants.

The Landlord's decision will be accompanied by a Monetary Order for **\$1,625.00**. This Order is legally binding and must be served upon the Tenants.

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: November 28, 2013

Residential Tenancy Branch

