



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction

This matter was conducted by way of a Direct Request Proceeding, pursuant to Section 55(4) of the *Residential Tenancy Act* (the Act) in response to an application made by the landlord for an Order of Possession and a Monetary Order for unpaid rent.

The landlord submitted a signed Proof of Service of the Notice of Direct Request which declares that on December 27, 2013 the landlord personally served the tenant with the Notice of Direct Request. Based on the written submissions of the landlord, I find that the tenant has been served with the Notice of Direct Request Proceeding requesting an Order of Possession and a Monetary Order.

Issue(s) to be Decided

Is the landlord entitled to an Order of Possession for unpaid rent?
Has the landlord established a monetary claim against the tenant for unpaid rent?

Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of a tenancy agreement signed by the landlord and the tenant on February 20, 2013 for a tenancy commencing on March 1, 2013 for rent of \$605.00 payable per month to the landlord on the first day of the rental period;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities issued on December 3, 2013 with an effective vacancy date of December 14, 2013 due to \$605.00 in unpaid rent due on December 1, 2013 (both pages of the 2 page approved form were provided as evidence);
- A copy of the Proof of Service of the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities stating the landlord served the notice to the tenant on December 4, 2013 by posting it to the tenant's door with a witness;

- The Landlord's Application for Dispute Resolution which was made on December 24, 2013 claiming \$605.00 of outstanding rent for December, 2013.

Analysis

I have reviewed all the documentary evidence and I accept that the tenant was served by the landlord with the notice to end tenancy by posting it to the door with a witness. The Act states that documents are deemed to have been served 3 days after posting. Therefore, I find that the tenant was deemed to be served the notice on December 7, 2013 and the effective date of vacancy is automatically changed to December 17, 2013 pursuant to Section 53 of the Act.

I accept the evidence before me that the tenant has failed to dispute the notice or pay the rent owed within the 5 days provided under Section 46(4) of the Act. Therefore, I find that the tenant is conclusively presumed under Section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the notice. I therefore find that the landlord is entitled to an Order of Possession and a Monetary Order for unpaid rent.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favor of the landlord effective **2 days after service on the tenant**. This order may then be filed and enforced in the Supreme Court as an order of that court.

I further grant a Monetary Order in the amount of **\$605.00** in favor of the landlord pursuant to Section 67 of the Act. This order must be served on the tenant and may then 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: December 31, 2013

Residential Tenancy Branch

