



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 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 and a monetary order due to unpaid rent.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on February 07, 2014 the landlord served the tenant with the Notice of Direct Request Proceeding by hand.

Based on the written submissions of the landlord, I find that the tenant has been served with the Dispute Resolution Direct Request Proceeding documents.

Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Request Proceeding for the tenant;
- A copy of a residential tenancy agreement which was signed in September, 2013 for a tenancy beginning October 01, 2013 for the monthly rent of \$800.00 due on the 1st of the month plus one third of utilities;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on, January 26, 2014 with an effective vacancy date of February 05, 2014 due to \$800.00 in unpaid rent and \$185.00 in unpaid utilities; and
- An agreement signed by the tenant in which the tenant agrees he owes rent of \$500.00 for January and utilities of \$185.00 for November and December, along with rent and utilities for February for which the landlord has not claimed.

Documentary evidence filed by the landlord indicates that the tenant had failed to pay the full rent owed for the month of January, 2014 and utilities of 4185.00 and that the tenant was served a 10 Day Notice to End Tenancy for Unpaid Rent by hand on January 26, 2014.

The Notice states that the tenant had five days to pay the rent and utilities or apply for Dispute Resolution or the tenancy would end. The tenant did not apply to dispute the Notice to End Tenancy within five days.

Analysis

I have reviewed all documentary evidence and accept that the tenant has been served with notice to end tenancy as declared by the landlord. The notice is deemed to have been received by the tenant on January 26, 2014. I accept the evidence before me that the tenant has failed to pay all the rent and utilities owed in full within the 5 days granted under section 46 (4) of the *Act*.

Based on the foregoing, 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.

Conclusion

I find that the landlord is entitled to an Order of Possession, pursuant to section 55 of the *Act*, effective **two days after service on the tenant**. This order must be served on the tenant and 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 to section 67 of the *Act*, in the amount of **\$685.00** for rent and utilities owed. This order must be served on the tenant and may 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: February 12, 2014

Residential Tenancy Branch

