



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pacific Village 2
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

OPR, MNR

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 landlord requesting an Order of possession and a monetary Order.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on February 26, 2014 the landlord served each tenant with the Notice of Direct Request Proceeding via registered mail sent to the rental unit address. The landlord provided a Canada Post receipt and tracking number as evidence of service to each tenant.

Section 90 of the Act determines that a document is deemed to have been served on the 5th day after mailing.

Therefore, based on the written submissions of the landlord, I find that each tenant has been served, pursuant to sections 89 and 90 of the Act, with the Direct Request Proceeding documents, effective March 3, 2014.

Issue(s) to be Decided

Is the landlord entitled to an Order of possession?

Is the landlord entitled to monetary Order for unpaid rent?

Background and Evidence

The landlord submitted the following evidentiary material:

- 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 the parties on May 7, 2012, indicating a monthly rent of \$1,400.00 due on or before the first calendar of the month;
- A Notice of Rent Increase issued on March 18, 2013, effective July 1, 2013; increasing rent to \$1,425.00 per month;
- A lease ledger for the tenants indicating an outstanding balance owed in the sum of \$3,100.000 effective January 2, 2014, including a \$25.00 late fee for January and 2014. The ledger showed a \$700.00 balance owed from November 2013 plus rent owed to February 1, 2014; and
- A copy of a 10 day Notice to end tenancy for unpaid rent or utilities which was issued on February 17, 2014 with a stated effective vacancy date of March 2, 2014, for \$3,100.00 in unpaid rent.

Documentary evidence filed by the landlord indicates that the tenants failed to pay rent owed and were served the Notice by posting to the tenant's door on February 17, 2014 at 3:30 p.m. The landlord submitted a proof of service document which is signed by the agent who served the tenants, C.O. and witness, J.K., the landlord's maintenance person, confirming service.

The Notice indicated that the Notice would be automatically cancelled if the landlord received \$3,100.00 within 5 days after the tenants were assumed to have received the Notice. The Notice also indicated that the tenants were presumed to have accepted that the tenancy was ending and that the tenants must move out of the rental by the date set out in the Notice unless the tenant files an Application for Dispute Resolution within 5 days.

The application indicated that on February 17, 2014 the tenant's paid \$200.00 and now owe \$2,900.00.

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.

Section 90 of the Act stipulates that a document that is posted on a door is deemed to be received on the 3rd day after it is posted. Therefore, I find that the tenants received the Notice to end tenancy on February 20, 2014.

Section 46(1) of the Act stipulates that a 10 day Notice ending tenancy is effective 10 days after the date that the tenant receives the Notice. As the tenants are deemed to have received this Notice on February 20, 2014, I find that the earliest effective date of the Notice is March 2, 2014.

In the absence of evidence to the contrary, I find that the tenants were served with a Notice ending tenancy that required the tenants to vacate the rental unit on March 2, 2014, pursuant to section 46 of the Act.

Section 46 of the Act stipulates that a tenant has 5 days from the date of receiving the Notice ending tenancy to either pay the outstanding rent or to file an Application for Dispute Resolution to dispute the Notice.

In the circumstances before me I have no evidence that the tenants exercised either of these rights; therefore, pursuant to section 46(5) of the Act, I find that the tenants are conclusively presumed to have accepted that the tenancy has ended on the effective date of the Notice; March 2, 2014.

Therefore, I find, pursuant to section 55 of the Act, that the landlord is entitled to an Order of possession effective **two days after service** on the tenants. The Order may be filed in the Supreme Court and enforced as an Order of that Court.

As fees may not be considered via the Direct Request Proceeding process, I find that the landlord is entitled to compensation in the sum of \$2,875.00 for unpaid rent owed between November 2013 and February 2014, inclusive. The balance of the claim is dismissed.

I find that the landlord is entitled to monetary compensation, pursuant section 65 of the Act, in the amount of \$2,875.00 rent owed and I grant an Order in that amount. 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.

Conclusion

The landlord is entitled to an Order of possession and a monetary Order for unpaid rent.

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: March 06, 2014

Residential Tenancy Branch

