



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Touchstone Property Management Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: OPR, MNR

This matter 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 and a monetary order for unpaid rent.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on April 23, 2014, the landlord served the tenant with the Notice of Direct Request Proceeding by way of Registered Mail.

Section 90 of the Act provides that a document served in this manner is deemed to have been received on the 5th day after service. Based on the written submissions of the landlord, I find that the tenant has been duly served with the Direct Request Proceeding documents.

Issues to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a 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 Request Proceeding;
- A copy of the residential tenancy agreement which was signed by the parties on July 21, 2011, indicating that the tenant is obligated to pay \$1,180.00 in rent in advance on the first day of each month;
- A copy of the 2 page Notice of Rent Increase dated May 11, 2012, which documents a rent increase of \$29.00 to \$1,209.00 effective September 01, 2012;
- A copy of only the first page of what is a 2 page Notice of Rent Increase, which appears to have been issued subsequent to the one referenced immediately above;

- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent issued on April 07, 2014, with a stated effective vacancy date of April 20, 2014, for \$1,279.00 effective April 01, 2014 (\$1,254.00 in unpaid rent and \$25.00 fee assessed for late payment of rent), and
- A copy of the Proof of Service of the Notice to End Tenancy showing that the landlord served the notice to end tenancy on the tenant by way of posting on the unit door on April 07, 2014.

Section 90 of the Act provides that as the notice to end tenancy was served by way of posting on the unit door on April 07, 2014, the tenant is deemed to have received the notice 3 days later on April 10, 2014.

The Notice restates section 46(4) of the Act which provides that the tenant had 5 days to pay the rent in full or apply for Dispute Resolution. The tenant did not apply to dispute the Notice to End Tenancy within 5 days from the date of service and the landlord alleged that the tenant did not pay the rental arrears.

Analysis

I find that the tenant received the notice to end tenancy on April 10, 2014. I accept the landlord's evidence and I find that the tenant neither paid the rental arrears, nor applied to dispute the notice. The tenant is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. I grant the landlord an **order of possession** which must be served on the tenant. Should the tenant fail to comply, the order may be filed for enforcement in the Supreme Court.

I accept the evidence before me that the tenant has failed to pay a total of \$1,209.00 in rent effective April 01, 2014. I find that this is the amount of rent overdue for April on the basis of information set out in the tenancy agreement, and in the 2 page Notice of Rent Increase dated May 11, 2012. In the absence of both pages of what appears to have been a second Notice of Rent Increase, I am unable to find that the overdue rent for April is as much as the \$1,254.00 claimed in the application for dispute resolution. I find that the landlord is entitled to recover the rental arrears and I grant the landlord a **monetary order** for **\$1,209.00**.

Conclusion

I hereby issue an **order of possession** in favour of the landlord effective not later than **two (2) days** after service on the tenant. This order must be served on the tenant. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

Pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlord in the amount of **\$1,209.00**. This order may be served on the tenant, filed in the Small Claims 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: April 29, 2014

Residential Tenancy Branch

