



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Mainstreet Equity Corp.
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). The landlord applied for an order of possession and a monetary order for unpaid rent.

The landlord submitted three signed Proof of Service of the Notice of Direct Request Proceeding documents, which declare that on the landlord personally served the tenants with notice of the direct request proceeding. Based on the landlord's written submissions, I find that the tenants have been served with the Direct Request Proceeding documents.

Preliminary Issue – Named Respondents

One of the three respondents named in the landlord's application does not correspond to either the third name on the tenancy agreement or on the Proof of Service of the Notice of Direct Request Proceeding. I therefore removed that name from the application, and only allowed the application against the remaining two tenants.

Issue(s) 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 a residential tenancy agreement, signed by the tenants and the landlord on October 18, 2013, indicating a monthly rent of \$900 due on the first of each month;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, issued on February 4, 2014, with an effective vacancy date of February 14, 2014, for failure to pay rent in the amount of \$900 that was due on February 1, 2014;
- a copy of the Proof of Service of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, showing that the tenant was served the 10 Day Notice to End Tenancy for Unpaid Rent by posting the notice on the rental unit door in the presence of a witness on February 4, 2014; and
- a copy of the Landlord's Application for Dispute Resolution, filed February 19, 2014, in which the landlord claimed \$900 for February 2014 rent.

Analysis

I have reviewed all documentary evidence and I accept that the tenants have been served with the notice to end tenancy as declared by the landlord. The notice is deemed to have been received by the tenants on February 7, 2014.

I accept the evidence before me that the tenants have failed to pay the rent owed within the five days granted under section 46(4) of the Act. 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.

I therefore find that the landlord is entitled to an order of possession and a monetary order for unpaid rent in the amount of \$900.

Conclusion

I grant the landlord an order of possession effective two days after service on the tenant. The tenants must be served with the order of possession. Should the tenants 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.

As for the monetary order, I grant the landlord an order under section 67 for the balance due of \$900. This order may be 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: March 6, 2014

Residential Tenancy Branch

