



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MEICOR REALTY MGMT SERVICES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR

Introduction

This non-participatory matter was conducted by way of a direct request proceeding, pursuant to section 55(4) of the Residential Tenancy Act (the "Act"), via the documentary submissions only of the landlord, and dealt with an application for dispute resolution by the landlord for an order of possession for the rental unit, pursuant to a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the "Notice").

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on May 15, 2014, the landlord served the tenant with the Notice of Direct Request Proceeding, including the landlord's application, by attaching the documents to the tenant's door. Pursuant to section 90 of the Act, the documents were deemed served 3 days later.

Based on the written submissions of the landlord, I find that the tenant has been served with the Direct Request Proceeding documents as required by section 89(2) of the Act.

Issue(s) to be Decided

Is the landlord entitled to an order of possession for the rental unit due to unpaid rent?

Background and Evidence

The landlord submitted the following additional evidentiary material:

- A copy of a residential tenancy agreement which was signed by the parties in March, 2014, indicating a monthly rent of \$900 due on the first day of the month, beginning on April 1, 2014;

- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was dated May 9, 2014, with a stated effective move out date of May 19, 2014, listing \$900 in unpaid rent as of May 1, 2014; and
- A signed Proof of Service that the tenant was served the Notice by leaving it with the tenant on May 9, 2014.

The Notice stated that the tenant had five days to pay the rent in full or apply for Dispute Resolution or the tenancy would end.

I have no evidence before me that the tenant paid the rent listed or filed an application for dispute resolution to dispute the Notice.

Analysis

I have reviewed the landlord's documentary evidence and accept that the tenant has been served with a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities as submitted by the landlord.

I accept the landlord's documentary evidence that the tenant failed to pay the rent owed in full within the 5 days granted under section 46(4) of the *Act*.

I have also reviewed the landlord's documentary evidence, and even though I found the written tenancy agreement was deficient in that the specific date on which the tenancy agreement was signed, and that rental unit address was incomplete, the evidence was sufficiently clear that the tenancy agreement was signed in March 2014, and that the city in which the rental unit was located in other areas of the tenancy agreement.

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. Therefore, I find that the landlord is entitled to an order of possession for the rental unit due to unpaid rent.

Conclusion

Pursuant to section 55(4)(b) of the *Act*, I grant the landlord an order of possession for the rental unit effective two days after service on the tenant, which is enclosed with the landlord's Decision. This order is a legally binding, final order, and may be filed in the Supreme Court of British Columbia for enforcement as an order of that Court should the tenant fail to comply with the terms of the order of possession. The tenant is advised that costs of such enforcement may be recovered from the tenant.

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* and is being mailed to both the applicant and the respondent.

Dated: May 28, 2014

Residential Tenancy Branch

