



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Austerville Properties Ltd.
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 a signed Proof of Service of the Notice of Direct Request Proceeding, which declares that on August 8, 2014 the landlord served the tenant with notice of the direct request proceeding by registered mail. Section 90 of the Act states that a document is deemed to have been served five days after mailing.

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

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 tenant and the landlord on May 9, 2014, indicating a monthly rent of \$1295 due on the first of each month;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, issued on June 9, 2014, with an effective vacancy date of June 19, 2014, for failure to pay rent in the amount of \$1295 that was due on July 1, 2014;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, issued on July 7, 2014, with an effective vacancy date of July 18, 2014, for failure to pay rent in the amount of \$1295 that was due on July 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 a 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 June 9, 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 a 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 July 7, 2014; and
- a copy of the Landlord's Application for Dispute Resolution, filed August 7, 2014, in which the landlord indicated that the tenant owed rent of \$2590 for June and July 2014.

Analysis

I have reviewed all documentary evidence and I accept that the tenant has been served with the notices to end tenancy as declared by the landlord. The first notice is deemed to have been received by the tenant on June 12, 2014. The second notice is deemed to have been received by the tenant on July 10, 2014.

I accept the evidence before me that the tenant has failed to pay the rent owed within the five days granted under section 46(4) of the Act. I find that the tenant is conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the corrected effective date of the second notice, July 20, 2014.

I therefore find that the landlord is entitled to an order of possession and a monetary order for unpaid rent in the amount of \$2590.

Conclusion

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

As for the monetary order, I grant the landlord an order under section 67 for the balance due of \$2590. 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: August 14, 2014

Residential Tenancy Branch

