



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes OPR, MNR

### 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 of the landlords, and dealt with an application for dispute resolution by the landlord for an order of possession for the rental unit and a monetary order for unpaid rent, pursuant to a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the "Notice").

The landlords submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on August 14, 2014, the landlord served the tenant with the Notice of Direct Request Proceeding, including the landlords' application, by registered mail. Pursuant to section 90 of the Act, the documents were deemed served 5 days later.

Based on the written submissions of the landlords, I find that the tenant has been served with the Direct Request Proceeding documents as required by section 89(1) of the Act.

### Issue(s) to be Decided

Are the landlords entitled to an order of possession for the rental unit and a monetary order due to unpaid rent?

### Background and Evidence

The landlords submitted the following additional evidentiary material:

- A copy of a residential tenancy agreement which was signed by the parties on July 19, 2014, indicating a monthly rent of \$750 due on the first day of the month, beginning on July 16, 2014;

- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was dated August 2, 2014, with a stated effective move out date of August 15, 2014, listing \$750 in unpaid rent as of August 1, 2014; and
- A signed Proof of Service that the tenant was served the Notice by attaching it to the tenant's door on August 2, 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 landlords' 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 landlords.

I accept the landlords' 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*.

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 landlords are entitled to an order of possession for the rental unit and a monetary order for unpaid rent in the amount of \$750.

### Conclusion

Pursuant to section 55(4)(b) of the *Act*, I grant the landlords 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.

I grant the landlords a monetary order in the amount of \$750, pursuant to section 67 of the *Act*, comprised of rent owed, which is enclosed with the landlord's Decision. This order is a legally binding, final order, and should the tenant fail to pay the landlord this amount without delay after being served the order, the order may be filed in the Provincial Court of British Columbia (Small Claims) for enforcement as an order of that

Court. 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 applicants and the respondent.

Dated: August 27, 2014

---

Residential Tenancy Branch

