



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding RAAMCO INTERNATIONAL PROPERTIES CANADA
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR

Introduction

This matter proceeded by way of Direct Request Proceeding, pursuant to section 55(4) of the *Residential Tenancy Act* (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 August 14, 2014, the landlord served the tenant with the Notice of Direct Request Proceeding via registered mail.

Section 90 of the Act determines that documents served in this manner are deemed to have been served five days later, whether or not the tenant refuses or neglects to accept the documents.

Based on the written submissions of the landlord, I find that the tenant has been duly served with the Direct Request Proceeding documents as of August 19, 2014.

Issues to be Decided

The issues to be decided are whether the landlord is entitled to an Order of Possession for unpaid rent and to a Monetary Order for unpaid rent, pursuant to sections 46, 55 and 67 of the Act.

Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Proceeding for the tenant

- confirming the tenant was served on August 14, 2014 by registered mail including the registered mail customer receipt and tracking number;
- A copy of a Residential Tenancy Agreement which was signed by the parties on September 10, 2013, indicating a monthly rent of \$900.00 due on the first day of the month;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on July 4, 2014 with a stated effective vacancy date of July 15, 2014, for \$2,510.00 in unpaid rent due July 1, 2014 (the “10 Day Notice”);
- A Monetary Order Worksheet Direct Request indicating \$2,510.00 owing as of July 1, 2014;
- A copy of the Tenant Ledger Card indicating \$2,510.00 owing as of July 1, 2014; and
- Copies of receipts issued by the Landlord for cash rent payments for the following amounts and months:
 - May 7, 2014 \$800.00
 - May 19, 2014 \$450.00
 - July 1, 2014 \$1,100.00
 - April 7, 2014 \$300.00
 - April 7, 2014 \$200.00
 - April 14, 2014 \$400.00
 - November 9, 2013 \$400.00
 - November 12, 2013 \$400.00.

The cash receipts do not appear complete as there are additional payments noted on the Tenant Ledger Card. In any event, the Notice, the Landlord’s Application for Dispute Resolution and the Tenant Ledger Card consistently note the figure of \$2,510.00 owing. I am satisfied \$2,510.00 is the amount owing for rent based on the evidence before me.

Documentary evidence filed by the landlord indicates that the tenant failed to pay all rent owed and was served the 10 Day Notice by posting on the rental unit door on July 4, 2014. Section 90 of the Act deems the tenant was served on July 7, 2014 and as such, pursuant to section 53, the effective vacancy date is automatically corrected to July 17, 2014.

The Notice states that the tenant had five days from the date of service to pay the rent in full or apply for Dispute Resolution or the tenancy would end. The tenant did not pay the rent in full nor did the tenant apply to dispute the 10 Day Notice within five days from the date of service.

Analysis

I have reviewed all documentary evidence and accept that the tenant has been served with the Notice as declared by the landlord.

I accept the evidence before me that the tenant has failed to pay all 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 corrected effective date of the Notice. Therefore, I find that the landlord is entitled to an Order of Possession and a Monetary Order for unpaid rent.

Conclusion

I find that the landlord is entitled to an Order of Possession effective **two (2) days after service** on the tenant and the Order may be filed in the Supreme Court and enforced as an Order of that Court.

I find that the landlord is entitled to monetary compensation pursuant section 67 in the amount of **\$2,510.00** comprised of rent owed. This Order must be served on the tenant and may be filed in the Provincial Court (Small Claims) and enforced as an Order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 22, 2014

Residential Tenancy Branch

