



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR, MNR

This matter proceeded by way of Direct Request Proceeding, pursuant to section 55(4) of 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 or utilities.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on August 29, 2014, the landlord served the tenant with the Notice of Direct Request Proceeding by way of Registered Mail.

Section 90 of the Act provides that a document served in this manner is deemed to have been received on the 5th day after service. Based on the written submissions of the landlord, I find that the tenant has been duly served with the Direct Request Proceeding documents.

Issues 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 the Proof of Service of the Notice of Direct Request Proceeding;
- A copy of the residential tenancy agreement which was signed by the parties on September 04, 2013, indicating that the tenant is obligated to pay \$1,200.00 in rent in advance on the 9th day of each month;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities issued on August 13, 2014, with a stated effective vacancy date of August 29, 2014, for \$1,200.00 in unpaid rent effective August 09, 2014, and \$939.52 in unpaid utilities effective July 24, 2014, and
- A "monetary order worksheet" showing the amount of utilities claimed as \$952.52 (versus \$939.52 on the notice to end tenancy), and

- An email “demand for payment” of utilities dated July 24, 2014 in which the landlord identifies unpaid utilities in the amount of \$740.44, and
- A copy of the Proof of Service of the Notice to End Tenancy showing that the landlord served the notice to end tenancy on the tenant by way of registered mail on August 14, 2014.

Section 90 of the Act provides that as the notice to end tenancy was served by way of registered mail on August 14, 2014, the tenant is deemed to have received the notice 5 days later on August 19, 2014.

The Notice restates section 46(4) of the Act which provides that the tenant had 5 days to pay the rent or utilities in full or apply for Dispute Resolution. The tenant did not apply to dispute the Notice to End Tenancy within 5 days from the date of service and the landlord alleged that the tenant did not pay either the rental or utility arrears.

Analysis

I find that the tenant received the notice to end tenancy on August 19, 2014. I accept the landlord’s evidence and I find that the tenant neither paid the rental or utilities arrears, nor applied to dispute the notice. The tenant is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. I grant the landlord an **order of possession** which must be served on the tenant. Should the tenant fail to comply, the order may be filed for enforcement in the Supreme Court.

I accept the evidence before me that the tenant has failed to pay a total of \$1,200.00 in rent effective August 09, 2014. I find that the landlord is entitled to recover the rental arrears and I grant the landlord a **monetary order** in the amount of **\$1,200.00**.

In the absence of sufficient clarity around the amount of utilities being claimed, and the inconsistent / irregular manner in which the tenant was informed of the amount of utilities due, the landlord’s application for compensation arising from unpaid utilities is hereby dismissed with leave to reapply.

Conclusion

I hereby issue an **order of possession** in favour of the landlord effective not later than **two (2) days** after service on the tenant. This order must be served on the tenant. 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.

Pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlord in the amount of **\$1,200.00**. This order may be served on the tenant, 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: September 10, 2014

Residential Tenancy Branch

