



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ReMax Kelowna Property Management
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 three signed Proof of Service of the Notice of Direct Request Proceeding documents, which declare that on August 29, 2014 the landlord served the tenants 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 tenants have been served with the Direct Request Proceeding documents.

The landlord named three respondent tenants; however, only two of the respondents signed the tenancy agreement. I have therefore removed the third respondent's name from the style of cause.

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 two tenants and the landlord in November 2012, indicating a monthly rent of \$1800 due on the first of each month;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, issued on August 14, 2014, with an effective vacancy date of August 29, 2014, for failure to pay rent in the amount of \$1151 that was due on August 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 tenants were served the 10 Day Notice to End Tenancy for Unpaid Rent by registered mail sent on August 14, 2014; and

- a copy of the Landlord's Application for Dispute Resolution and a monetary order worksheet, filed August 29, 2014, in which the landlord indicated that the tenants paid \$1000 on August 22, 2014 and \$140 on August 26, 2014, leaving a balance of \$11 of unpaid rent for August 2014.

Analysis

I have reviewed all documentary evidence and I accept that the tenants have been served with the notice to end tenancy as declared by the landlord. The notice is deemed to have been received by the tenants on August 19, 2014.

I accept the evidence before me that the tenants have failed to pay the full rent owed within the five days granted under section 46(4) of the Act. I find that the tenants are conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the notice.

I therefore find that the landlord is entitled to an order of possession and a monetary order for unpaid rent in the amount of \$11.

Conclusion

I grant the landlord an order of possession effective two days after service on the tenants. The tenants must be served with the order of possession. Should the tenants 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 \$11. 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: September 10, 2014

Residential Tenancy Branch

