



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Cascadia Apartment Rentals  
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"), and dealt with an Application for Dispute Resolution by the landlord for an Order of possession and a monetary Order.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on August 22, 2014 the landlord served the tenant with the Notice of Direct Request Proceeding via registered mail sent to the rental unit address. The landlord provided a Canada Post receipt and tracking number as evidence of service.

Section 90 of the Act determines that a document is deemed to have been served on the 5<sup>th</sup> day after mailing.

Therefore, based on the written submissions of the landlord, I find that the tenant has been served, pursuant to sections 89 and 90 of the Act, 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 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 Proceeding for the tenant;
- A copy of a residential tenancy agreement which was signed by the parties on April 4, 2007, indicating a monthly rent of \$900.00 due in advance by the first day of the month;
- A copy of the 2<sup>nd</sup> page only of 2 Notice of Rent Increase forms; one issued in 2008 and the 2<sup>nd</sup> issued in June 2012. The 2008 Notice does not provide any

details for the unit as the 1<sup>st</sup> page of the Notice was not supplied. The 2012 Notice is signed by the tenant on the 2<sup>nd</sup> page;

- A rent reduction given in June 2012 to \$970.00 effective July 1, 2012;
- An August 18, 2014 receipt issued for use and occupancy only for a \$660.00 rent payment made by the tenant; with a copy of the bank deposit;
- A monetary order worksheet indicating the tenant paid \$660.00 of \$990.00 owed for August 2014, with a balance of \$330.00 owed; and
- A copy of a 10 day Notice to end tenancy for unpaid rent or utilities which was issued on August 7, 2014 with a stated effective vacancy date of August 17, 2014, for \$990.00 in unpaid rent.

Documentary evidence filed by the landlord indicates that the tenant has failed to pay rent owed and was served the 10 day Notice to end tenancy for unpaid rent or utilities by posting to the tenant's door on August 7, 2014 at noon. The landlord submitted a copy of the proof of service document, signed by witness, E.G.; a co-worker of the landlord's agent.

The Notice indicated that the Notice would be automatically cancelled if the landlord received \$990.00 within 5 days after the tenant was assumed to have received the Notice. The Notice also indicated that the tenant was presumed to have accepted that the tenancy was ending and that the tenant must move out of the rental by the date set out in the Notice unless the tenant files an Application for Dispute Resolution within 5 days.

The landlord has claimed compensation in the sum of \$330.00 for August 2014 rent owed.

### Analysis

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

Section 90 of the Act stipulates that a document that is posted on a door is deemed to be received on the 3<sup>rd</sup> day after it is posted. Therefore, I find that the tenant received the Notice to end tenancy on August 10, 2014.

Section 46(1) of the Act stipulates that a 10 day Notice ending tenancy is effective 10 days after the date that the tenant receives the Notice. As the tenant is deemed to have received this Notice on August 10, 2014, I find that the earliest effective date of the Notice is August 20, 2014.

Section 53 of the Act stipulates that if the effective date stated in a Notice is earlier than the earliest date permitted under the legislation, the effective date is deemed to be the earliest date that complies with the legislation. Therefore, I find that the effective date of this Notice to End Tenancy was August 20, 2014.

In the absence of evidence to the contrary, I find that the tenant was served with a Notice ending tenancy that required the tenant to vacate the rental unit on August 20, 2014, pursuant to section 46 of the Act.

Section 46 of the Act stipulates that a tenant has 5 days from the date of receiving the Notice ending tenancy to either pay the outstanding rent or to file an Application for Dispute Resolution to dispute the Notice.

In the circumstances before me I have no evidence that the tenant exercised either of these rights; there was no evidence before me that the tenant paid more than \$660.00 for August 2014 rent. Therefore, pursuant to section 46(5) of the Act, I find that the tenant is conclusively presumed to have accepted that the tenancy has ended on the effective date of the Notice; August 20, 2014.

Therefore, I find, pursuant to section 55 of the Act, that the landlord is entitled to an Order of possession effective **two days after service** on the tenant. The Order may be filed in the Supreme Court and enforced as an Order of that Court.

In the absence of complete copies of the 2 Notice of Rent Increases provided as evidence I have based my decision in relation to unpaid rent on the sum indicated on the tenancy agreement; \$900.00.

Therefore, I find that the landlord is entitled to monetary compensation, pursuant section 65 of the Act, in the amount of \$240.00 August 2014 rent owed and I grant an Order in that amount. 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.

The balance of the monetary claim is dismissed.

### Conclusion

The landlord is entitled to an Order of possession and a monetary Order for unpaid August 2014 rent.

This decision is final and binding 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: September 02, 2014

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Residential Tenancy Branch

