



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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 (Act)*, and dealt with an Application for Dispute Resolution by the landlords for an order of possession and a monetary order due to unpaid rent. A participatory hearing was not convened.

The landlords submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on August 25, 2014 the landlords served each tenant with the Notice of Direct Request Proceeding via registered mail. Section 90 of the *Act* states a document sent by mail is deemed served on the 5th day after it is mailed.

Based on the written submissions of the landlords, I find that both tenants have been sufficiently served with the Dispute Resolution Direct Request Proceeding documents pursuant to the *Act*.

Issue(s) to be Decided

The issues to be decided are whether the landlords are entitled to an order of possession for unpaid rent and to a monetary order for unpaid rent, pursuant to Sections 46, 55, 67, and 72 of the *Act*.

Background and Evidence

The landlords submitted the following documentary evidence:

- A copy of a residential tenancy agreement which was signed by the parties on April 8, 2011 for a 3 year fixed term tenancy beginning on May 1, 2011 for the monthly rent of \$1,350.00 due on the 1st of each month and a security deposit of \$675.00 and a pet damage deposit of \$675.00 were paid;

- A copy of a document entitled “Amendment to Lease Agreement” signed by the parties on April 25, 2014 extending the fixed term of the tenancy agreement to April 30, 2015 and increasing the rent to \$1,500.00; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent that was issued on August 14, 2014 with an effective vacancy date of August 24, 2014 due to \$1,500.00 in unpaid rent.

Documentary evidence filed by the landlords indicates the tenants failed to pay the full rent owed for the month of August 2014 and that the tenants were served the 10 Day Notice to End Tenancy for Unpaid Rent personally to the male tenant on August 15, 2014 at 5:15 p.m.

The Notice states the tenants had five days to pay the rent or apply for Dispute Resolution or the tenancy would end. The tenants did not pay the rent in full or apply to dispute the Notice to End Tenancy within five days.

Analysis

I have reviewed all documentary evidence and accept that the tenants have been served with notice to end tenancy as declared by the landlords. The notice was received by the tenants on August 15, 2014 and the effective date of the notice is amended to August 25, 2014, pursuant to Section 53 of the *Act*. I accept the evidence before me that the tenants 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 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.

Conclusion

I find the landlords are entitled to an order of possession effective **two days after service on the tenants**. This order must be served on the tenants. If the tenants fail to comply with this order the landlords may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

I find the landlords are entitled to monetary compensation pursuant to Section 67 and I grant a monetary order in the amount of **\$1,500.00** comprised of rent owed.

This order must be served on the tenants. If the tenants fail to comply with this order the landlords may file the order in the Provincial Court (Small Claims) and be 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 02, 2014

Residential Tenancy Branch

