



# 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* (the *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.

The Direct Request process is a mechanism that allows the landlords to apply for an expedited decision without a participatory hearing. As a result, the landlords must follow and submit documentation **exactly** as the *Act* prescribes and there can be no omissions or deficiencies within the written submissions that are left open to interpretation or inference.

The landlords submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on September 12, 2014 the landlords served the tenant with the Notice of Direct Request Proceeding by hand.

Based on the written submissions of the landlords, I find that the tenant has been served with the Dispute Resolution Direct Request Proceeding documents.

### Background and Evidence

The landlords submitted the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Request Proceeding for the tenant;
- A copy of a residential tenancy agreement which was signed by the landlords on May 07, 2014 and by the tenant on May 08, 2014 for a tenancy beginning May 01, 2014 for the monthly rent of \$1,000.00 due on the 1st of the month; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which was issued on, September 02, 2014 with an effective vacancy date of September 09, 2-14 due to \$1,900.00 in unpaid rent.

Documentary evidence filed by the landlords indicates that the tenant had failed to pay the full rent owed for the months of August, leaving an unpaid balance of \$900.00 and \$1,000.00 for September and that the tenant was served a 10 Day Notice to End Tenancy for Unpaid Rent which was posted on the door of the tenant's rental unit on September 02, 2014 and therefore is deemed served three days.

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

### Analysis

I have reviewed all documentary evidence and accept that the tenant has been served with Notice to End Tenancy as declared by the landlords. The Notice is deemed to have been received by the tenant on September 05, 2014 and the effective date of the Notice is amended to September 15, 2014 pursuant to section 53 of the *Act*. I accept the evidence before me that the tenant has 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 that the tenant is 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 that the landlords are entitled to an Order of Possession, pursuant to section 55 of the *Act*, effective **two days after service on the tenant**. This Order must be served on the tenant and may be filed in the Supreme Court and enforced as an Order of that Court.

I find that the landlords are entitled to monetary compensation, pursuant to section 67 of the *Act*, in the amount of \$ 1,900.00 for 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 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 16, 2014

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Residential Tenancy Branch

