



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding REALTY EXECUTIVES ECO-WORLD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR

Introduction

This matter proceeded by way of an *ex parte* 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 based on unpaid rent and a monetary Order.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on October 15, 2014, the landlord sent the tenants the Notice of Direct Request Proceeding by registered mail. The landlord provided copies of the Canada Post Customer Receipts containing the Tracking Numbers to confirm this mailing. Based on the written submissions of the landlord and in accordance with sections 89 and 90 of the *Act*, I find that the tenants have been deemed served with the Direct Request Proceeding documents on October 20, 2014, the fifth day after their registered mailing.

Issue(s) to be Decided

Is the landlord entitled to an Order of Possession for unpaid rent pursuant to sections 46 and 55 of the *Act*?

Is the landlord entitled to monetary compensation for unpaid rent pursuant to section 67 of the *Act*?

Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Request Proceeding served to the tenants;
- A copy of a residential tenancy agreement which was signed by the landlord on October 10, 2013 and the tenants on October 8, 2013, indicating a monthly rent

of \$2,000.00 due on the 1st day of the month for a tenancy commencing on November 1, 2013;

- A Monetary Order Worksheet showing the rent owing during this tenancy;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent ("10 Day Notice") personally delivered to the tenant RP on October 2, 2014, with a stated effective vacancy date of October 12, 2014, for \$2,000.00 in unpaid rent;
- A copy of the Proof of Service of the 10 Day Notice served to the tenants; and
- A Property Management Agreement, dated September 1, 2014.

Witnessed documentary evidence filed by the landlord indicates that the tenants failed to pay all outstanding rent, was served by way of the 10 Day Notice handed to the tenant RP personally at 7:00 p.m. on October 2, 2014. As per section 88(e) of the *Act*, a 10 Day Notice can be served "by leaving a copy at the person's residence with an adult who apparently resides with the person." In this case, the tenant JB was deemed served through the tenant RP, who was apparently residing with him as another tenant, as per their tenancy agreement. In accordance with sections 88 and 90 of the *Act*, the tenants were served with this 10 Day Notice on October 2, 2014.

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

Analysis

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

I accept the evidence before me that the tenants have 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 tenants are conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the 10 Day Notice, October 12, 2014.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$2,000.00 for unpaid rent owing for October 2014.

Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on the tenants. Should the tenants fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

Pursuant to section 67 of the *Act*, I find that the landlord is entitled to a monetary Order in the amount of \$2,000.00 for outstanding rent owed for October 2014. The landlord is provided with these Orders in the above terms and the tenants must be served with **this Order** as soon as possible. Should the tenants fail to comply with these Orders, these Orders may be filed in the Small Claims Division of the Provincial Court and enforced as Orders 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: October 23, 2014

Residential Tenancy Branch

