



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

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 utilities and a monetary Order.

The landlord submitted a signed and witnessed Proof of Service of the Notice of Direct Request Proceeding which declares that on September 23, 2014, the landlord handed the tenant the Notice of Direct Request Proceeding. Based on the written submissions of the landlord and in accordance with section 89 of the *Act*, I find that the tenant has been served with the Direct Request Proceeding documents on September 23, 2014.

Issue(s) to be Decided

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

Is the landlord entitled to monetary compensation for unpaid rent and/or utilities 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 tenant;
- A copy of a residential tenancy agreement which was signed by the landlord and the tenant on June 30, 2013, indicating a monthly rent of \$1,100.00 due on the 1st day of the month for a tenancy commencing on July 1, 2013, and the payment of 40% of the utilities for this rental property;

- A Monetary Order Worksheet showing the rent owing and the utilities unpaid during this tenancy;
- Copies of a hydro bill and three gas bills, including the calculations of the tenant's share of these bills;
- Copies of photographs of a July 31, 2014 text message demanding the tenant's payment of the utility bills owing as of that date; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent and Utilities(the 10 Day Notice) posted on the tenant's door on September 5, 2014, with a stated effective vacancy date of September 15, 2014, for \$1,100.00 in unpaid rent and \$188.69 in unpaid utilities.

Witnessed documentary evidence filed by the landlord indicates that the tenant failed to pay all outstanding rent and utilities was served by posting the 10 Day Notice to the tenant's door at 5:40 p.m. on September 5, 2014. In accordance with sections 88 and 90 of the *Act*, the tenant was deemed served with this 10 Day Notice on September 8, 2014, three days after its posting.

The Notice states that the tenant 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 tenant 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 tenant has been deemed served with notice to end tenancy as declared by the landlord.

I accept the evidence before me that the tenant has failed to pay the rent and utilities 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 corrected effective date of the 10 Day Notice, September 18, 2014.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$1,288.89 for unpaid rent owing from September 2014 and unpaid utilities owing as of July 31, 2014.

Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on the tenant. Should the tenant(s) 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 \$1,288.89 for rent owed for September 2014 and utilities owed as of July 31, 2014. The landlord is provided with these Orders in the above terms and the tenant must be served with **this Order** as soon as possible. Should the tenant 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: September 26, 2014

Residential Tenancy Branch

