



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BROWN BROS AGENCIES LIMITED
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 3, 2014, the landlord sent the tenant the Notice of Direct Request Proceeding by registered mail. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Number 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 tenant has been deemed served with the Direct Request Proceeding documents on October 8, 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 tenant;

- A copy of a residential tenancy agreement which was signed by the landlord and the tenant on March 18, 2010, indicating a monthly rent of \$785.00 due on the 1st day of the month for a tenancy commencing on May 1, 2010;
- A Monetary Order Worksheet showing the rent owing and paid during this tenancy;
- A copy of all Notices of Rent Increase since the tenancy began, indicating rent payable in the amount of \$848.00 beginning on July 1, 2014;
- A copy of a tenant ledger showing the rent owing and paid from October 29, 2013 to September 18, 2014;
- A letter, dated January 20, 2014, from the landlord to the tenant, advising about late rent payments and the consequences of same;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) posted on the tenant's door on September 8, 2014, with a stated effective vacancy date of September 18, 2014, for \$848.00 in unpaid rent; and
- A payment receipt, dated September 16, 2014, issued to the tenant in the amount of \$80.00 for use and occupancy only.

Witnessed documentary evidence filed by the landlord indicates that the tenant failed to pay all outstanding rent was served by posting the 10 Day Notice to the tenant's door at 8:00 p.m. on September 8, 2014. In accordance with sections 88 and 90 of the *Act*, the tenant was deemed served with this 10 Day Notice on September 11, 2014, three days after its posting.

The Notice states that the tenant had five days from the date of deemed 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 deemed 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 owed in full within the 5 days granted under section 46 (4) of the *Act*. A Monetary Order Worksheet, dated September 17, 2014, shows partial rent payments made by the tenant of \$80.00 on September 16, 2014 and \$100.00 on September 18, 2014, both towards the

September 2014 rent of \$848.00, after the 10 Day Notice was served. I have accounted for these partial payments and thereby, the outstanding rent owing is in the amount of \$668.00.

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 21, 2014.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$668.00 for unpaid rent owing as of September 30, 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 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 \$668.00 for outstanding rent owed for September 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: October 16, 2014

Residential Tenancy Branch

