



Dispute Resolution Services

Page: 1

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). The landlord originally applied for an order of possession and a monetary order for unpaid rent. However, they subsequently sent evidence that as they were only able to serve the tenant with notice of the direct proceeding by posting the notice to the rental unit door, and they therefore withdrew the portion of their application seeking a monetary order.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding, which declares that on November 4, 2014 the landlord served the tenant with notice of the direct request proceeding by posting the notice to the rental unit door. Section 90 of the Act states that a document is deemed to have been served three days after posting.

Based on the landlord's written submissions, I find that the tenant has been served with the Direct Request Proceeding documents.

Issue(s) to be Decided

Is the landlord entitled to an order of possession?

Background and Evidence

The Landlord submitted the following evidentiary material:

- a copy of a residential tenancy agreement, signed by the tenant and the landlord on March 25, 2014, indicating a monthly rent of \$1000 due on the first of each month;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, issued on October 18, 2014, with an effective vacancy date of October 28, 2014, for failure to pay rent in the amount of \$1000 that was due on September 1, 2014;

- a copy of the Proof of Service of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, showing that the tenant was served the 10 Day Notice to End Tenancy for Unpaid Rent by posting the notice on the rental unit door on October 18, 2014; and
- a copy of the Landlord's Application for Dispute Resolution, filed November 3, 2014.

Analysis

I have reviewed all documentary evidence and I accept that the tenant has been served with the notice to end tenancy as declared by the landlord. The notice is deemed to have been received by the tenant on October 21, 2014.

I accept the evidence before me that the tenant has failed to pay the rent owed within the five days granted under section 46(4) of the Act. 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.

I therefore find that the landlord is entitled to an order of possession.

Conclusion

I grant the landlord an order of possession effective two days after service on the tenant. The tenant must be served with the order of possession. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia 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: November 26, 2014

Residential Tenancy Branch

