



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding RAAMCO INTER PROPERTIES CANADA LTD.
and [tenant name suppressed to protect privacy]

DECISION

DECISION

Dispute Codes

OPR, MNR

Introduction

This matter proceeded by way of Direct Request Proceeding, pursuant to sections 55(4) and 74(2) of the *Residential Tenancy Act (Act)*, and dealt with an Application for Dispute Resolution by the Landlord for an Order of Possession and a monetary Order.

The Landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on January 21, 2015 the Landlord served the Tenant with the Notice of Direct Request Proceeding by registered mail. The Landlord submitted a copy of a Canada Post Receipt, with a tracking number, which corroborates this declaration. Section 90 of the *Act* determines that a document served by mail is deemed to have been served on the fifth day after it is mailed, which in these circumstances is January 26, 2015.

Based on the written submissions of the Landlord, I find 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 and to a monetary Order for unpaid rent, pursuant to sections 55 and 67 of the *Act*?

Background and Evidence

I have reviewed the following evidence that was submitted by the Landlord:

- A copy of the Proof of Service of the Notice of Direct Proceeding for the Tenant.
- A copy of a residential tenancy agreement, which appears to be signed by the Tenant, which indicates that the tenancy began on June 01, 2013 and that the Tenant agreed to pay rent of \$850.00 by the first day of each month.

- A copy of a Ten Day Notice to End Tenancy for Unpaid Rent, dated January 05, 2015, which appears to be signed by an agent for the Landlord. The Notice declares that the Tenant must vacate the rental unit by January 17, 2015, as the Tenant has failed to pay rent in the amount of \$1,520.00 that was due on January 01, 2015. The Notice declares that the tenancy will end unless the Tenant pays the rent or submits an Application for Dispute Resolution seeking to set aside the Notice within five days of receiving the Notice.
- A copy of a signed Proof of Service of the Ten Day Notice to End Tenancy in which an agent for the Landlord declared that the agent for Landlord posted the Notice at the rental unit on January 05, 2015, in the presence of a third party, who also signed the Proof of Service.
- A copy of a Monetary Order Worksheet that indicates \$800.00 in rent was paid for November of 2014; no rent was paid for December of 2014; and \$335.00 was paid for January of 2015.
- A copy of a rent ledger that shows the Tenant owed \$1,520.00 on January 01, 2015.

Analysis

On the basis of the undisputed evidence, I find that the Tenant entered into a tenancy agreement that required the Tenant to pay monthly rent of \$850.00 by the first day of each month and that the Tenant had only paid \$1,135.00 in rent for the period between November 01, 2014 and January 31, 2015 by the time the Landlord filed this Application for Dispute Resolution. I have no evidence to show that the Tenant paid the outstanding rent since the Application for Dispute Resolution was filed. As the Tenant was required to pay \$2,550.00 in rent for this period, I find that the Tenant still owes rent in the amount of \$1,415.00.

I note that the rent ledger and other documents submitted in evidence indicate that the Tenant owes \$1,520.00, which includes fees that cannot be collected through the direct request process.

On the basis of the undisputed evidence, I find that a Ten Day Notice to End Tenancy was posted at the rental unit on January 05, 2015. I have no evidence to show that the Tenant filed an Application for Dispute Resolution seeking to set aside this Notice to End Tenancy. Pursuant to section 46(5) of the *Act*, I therefore find that the Tenant has accepted that the tenancy ended on the effective date of the Notice to End Tenancy, which is ten days after the Tenant is deemed to have received the Notice.

Conclusion

I grant the Landlord an Order of Possession that is effective two days after service on the Tenant. This Order may be served on the Tenant, filed with the Supreme Court of British Columbia and enforced as an Order of that Court.

I grant the Landlord a monetary Order for \$1,415.00. In the event that the Tenant does not comply with this Order, it may be served on the Tenant, filed with the Province of British Columbia Small Claims Court 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 *Act*.

Dated: January 27, 2015

Residential Tenancy Branch

