



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MOUNTAIN VILLAGE APARTMENTS
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 December 20, 2014 at 1:30 p.m., the landlord personally served the tenant with the Notice of Direct Request Proceeding. The landlord provided a hand delivery receipt signed by the tenant, as well as a witness signature. Based on the written submissions of the landlord and in accordance with sections 89 and 90 of the *Act*, I find that the tenant was served with the Direct Request Proceeding documents on December 20, 2014.

Issues 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 tenant on July 1, 2014, indicating a monthly rent of \$675.00 due on the 1st day of the month for a tenancy commencing on July 1, 2014;
- 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"), with a stated effective vacancy date of December 12, 2014, for \$675.00 in unpaid rent;
- A copy of the Proof of Service of the 10 Day Notice served to the tenant.

Documentary evidence filed by the landlord, in the form of a hand delivery receipt signed by the tenant, indicating that the tenant failed to pay all outstanding rent, was served by way of the 10 Day Notice handed to the tenant at 10:20 a.m. on December 2, 2014. In accordance with sections 88 and 90 of the *Act*, the tenant was served with this 10 Day Notice on December 2, 2014.

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 date of deemed service.

Analysis

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

I note that the landlord indicated an incorrect rental unit number for the tenant, on the landlord's Application for Dispute Resolution under "Respondent Address." The landlord indicated its own rental unit number in place of the tenant's rental unit number but the main address of both parties is correct. The rental unit number under "dispute address" is listed correctly on the landlord's Application. Service of the 10 Day Notice and the landlord's Application was made personally upon the tenant and the tenant signed hand delivery receipts each time. The tenant's rental unit number was indicated correctly on all other documents in the landlord's Application, including on the tenancy agreement, the 10 Day Notice, and the proofs of service of the 10 Day Notice and the landlord's Application. Accordingly, I do not find this to be a fatal error in the landlord's application.

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*.

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 effective date of the 10 Day Notice, December 12, 2014.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$675.00 for unpaid rent owing for December 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 \$675.00 for outstanding rent owed for December 2014. The landlord is provided with this Order in the above terms and the tenant must be served with **this Order** as soon as possible. Should the tenant fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial 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 *Residential Tenancy Act*.

Dated: January 13, 2015

Residential Tenancy Branch

