



Dispute Resolution Services

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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 subsection 55(4) of the *Residential Tenancy Act* (the “Act”), and dealt with an Application for Dispute Resolution by the landlords for an order of possession based on unpaid rent and a monetary order.

The landlords submitted signed Proofs of Service of the Notice of Direct Request Proceeding which declares that at 1449 on 31 December 2014, the landlords sent each of the tenants the Notices of Direct Request Proceeding by registered mail. The landlords provided a copy of the Canada Post customer receipts containing the tracking numbers to confirm this mailing. Based on the written submissions of the landlords and in accordance with sections 89 and 90 of the Act, I find that the tenants have been deemed served with the Direct Request Proceeding documents on 5 January 2015, the fifth day after their registered mailing.

Issues to be Decided

Are the landlords entitled to an order of possession for unpaid rent pursuant to section 55 of the Act? Are the landlords entitled to monetary compensation for unpaid rent pursuant to section 67 of the Act?

Background and Evidence

The landlords submitted the following evidentiary material:

- copies of the Proofs of Service of the Notices of Direct Request Proceeding served to each of the tenants;

- a copy of a residential tenancy agreement which was signed by the landlords and the tenants on 27 October 2014, indicating a monthly rent of \$650.00 due on the 1st day of the month for a tenancy commencing on 27 October 2014;
- a Monetary Order Worksheet showing the rent owing during this tenancy: December Rent of \$650.00; and
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) sent by registered mail to the tenants' door at 1400 on 20 December 2014, with a stated effective vacancy date of 31 December 2014, for \$650.00 in unpaid rent.

Documentary evidence filed by the landlords indicates that the tenants were served by registered mail at 1400 on 20 December 2014. The landlords provided a copy of the Canada Post customer receipt containing the tracking number to confirm this mailing and that set out that the documents were sent on 15 December 2014. In accordance with sections 88 and 90 of the Act, the tenants were deemed served with this 10 Day Notice on 20 December 2014, five days after its posting.

The 10 Day Notice states that the tenants 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 tenants did not apply to dispute the 10 Day Notice within five days from the date of service.

Analysis

I have reviewed all documentary evidence and accept the tenants have been deemed served with 10 Day Notice as declared by the landlords.

I accept the evidence before me that the tenants have failed to pay the rent owed in full within the five days granted under subsection 46(4) of the Act.

Based on the foregoing, I find that the tenants are conclusively presumed under subsection 46(5) of the Act to have accepted that the tenancy ended on the effective date of the 10 Day Notice, 31 December 2014.

Therefore, I find that the landlords are entitled to an order of possession and a monetary order of \$650.00 for unpaid rent owing from December 2014.

Conclusion

I grant an order of possession to the landlords effective **two days after service of this order** on the tenant(s). 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 landlords are entitled to a monetary order in the amount of \$650.00 for rent owed for December 2014. The landlords are provided with these orders in the above terms and the tenant(s) must be served with **this order** as soon as possible. Should the tenant(s) 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 subsection 9.1(1) of the Act.

Dated: January 06, 2015

Residential Tenancy Branch

