



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding COAST REALTY PROPERTY MANAGEMENT
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.

The landlord submitted two signed Proof of Service of the Notice of Direct Request Proceeding forms which declare that on February 23, 2015, the landlord’s agent “WK” served the above-named tenants with the Notice of Direct Request Proceeding via registered mail. The landlord provided two copies of the Canada Post Customer Receipt containing the Tracking Number to confirm these mailings. Section 90 of the *Act* determines that a document served in this manner is deemed to have been received 5 days after service.

Based on the written submissions of the landlord, 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 February 28, 2015, 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*?

Background and Evidence

The landlord submitted the following evidentiary material:

- Two copies of the Proof of Service of the Notice of Direct Request Proceeding served to the tenants;
- A copy of a residential tenancy agreement which was signed by the landlord’s agent and the tenants on October 15, 2013, indicating a monthly rent of \$650.00 due on the first day of the month for a tenancy commencing on November 1, 2013;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated February 10, 2015, which the landlord states was served to the tenants on February 10, 2015, for \$650.00 in unpaid rent due on February 1, 2015, with a stated effective vacancy date of February 10, 2015; and

- A copy of the Proof of Service of the Notice showing that the landlord's agent "KM" served the Notice to the tenants by way of personal service via hand-delivery at 3:00 pm on February 10, 2015. The Proof of Service establishes that the service was witnessed by "WK" and a signature for WK is included on the form.

The Notice restates section 46(4) of the Act which provides that the tenants had five days to pay the rent in full or apply for Dispute Resolution or the tenancy would end on the effective date of the Notice. The tenants did not apply to dispute the Notice within five days from the date of service and the landlord alleged that the tenants did not pay the rental arrears.

Analysis

I have reviewed all documentary evidence and find that in accordance with section 88 of the *Act* the tenants were duly served with the Notice on February 10, 2015.

I find that the tenants were obligated to pay monthly rent in the amount of \$650.00, as established in the tenancy agreement. I accept the evidence before me that the tenants have failed to pay \$650.00 in rent for the month of February 2015. I find that the tenants received the Notice on February 10, 2015. I accept the landlord's undisputed evidence and find that the tenants did not pay the rent owed in full within the 5 days granted under section 46 (4) of the *Act* and did not apply to dispute the Notice within that 5-day period.

Based on the foregoing, I find that the tenants are conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the Notice, February 20, 2015.

Therefore, I find that the landlord is entitled to an Order of Possession pursuant to the Notice for unpaid rent owing for February 2015.

Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on the tenant. 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.

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: March 03, 2015

Residential Tenancy Branch

