



# 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 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 March 04, 2015, the landlord sent the tenant the Notice of Direct Request Proceeding by registered mail to the rental unit. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Number to confirm this mailing. Based on the written submissions of the landlord and in accordance with sections 89 and 90 of the *Act*, I find that the tenant has been deemed served with the Direct Request Proceeding documents on March 09, 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*?

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 tenants;

- A copy of a residential tenancy agreement which was signed by the landlord and the tenant on October 07, 2014, indicating a monthly rent of \$975.00, due on the first day of the month for a tenancy commencing on November 01, 2014;
- A Monetary Order Worksheet showing the rent owing and paid during this tenancy; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated February 17, 2015, and personally handed to the boyfriend of the tenant on February 17, 2015, with a stated effective vacancy date of February 27, 2015, for \$1,210.00 in unpaid rent.

Documentary evidence filed by the landlord indicates that the 10 Day Notice was personally handed to the boyfriend of the tenant at 8:00 p.m. on February 17, 2015. The boyfriend signed the Proof of Service 10 Day Notice to End Tenancy for Unpaid Rent or Utilities to confirm service. The 10 Day Notice states that the tenant had five days from the date of service to pay the rent in full or apply for Dispute Resolution or the tenancy would end.

### Analysis

I have reviewed all documentary evidence and I note that the landlord has indicated on the Proof of Service 10 Day Notice to End Tenancy for Unpaid Rent or Utilities that the boyfriend resides with the tenant. I find that, based on the balance of probabilities, the boyfriend is an adult. Subsection 88 (e) of the *Act* allows for the 10 Day Notice to be served “by leaving a copy at the person’s residence with an adult who apparently resides with the person.”

In accordance with section 88 of the *Act*, I find that the tenant was duly served with the 10 Day Notice on February 17, 2015.

I also note that the only monetary award available to a landlord by way of the direct request process is for unpaid rent and unpaid utilities. Although the landlord has also sought a monetary award for fees relating to parking, I would not be able to consider this aspect of the landlord’s claim through the direct request process.

I find that the tenant was obligated to pay the monthly rent in the amount of \$975.00, as per the tenancy agreement.

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* and did not dispute the 10 Day Notice within that 5 day period

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, February 27, 2015.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order in the amount of \$1,190.00, the amount of the monthly rent claimed by the landlord owing for January 2015 and February 2015 as of March 04, 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.

Pursuant to section 67 of the *Act*, I find that the landlord is entitled to a monetary Order in the amount of \$1,190.00 for rent owed for January 2015 and February 2015. 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: March 10, 2015

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Residential Tenancy Branch

