



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 landlords for an Order of Possession based on unpaid rent and a monetary Order.

The landlords submitted two signed Proof of Service of the Notice of Direct Request Proceeding forms which declare that on March 26, 2015, the landlords served the above-named tenants with the Notice of Direct Request Proceeding via registered mail. The landlords provided two copies of the Canada Post Customer Receipts containing the Tracking Numbers 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 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 March 31, 2015, the fifth day after their registered mailing.

Issue(s) to be Decided

Are the landlords entitled to an Order of Possession for unpaid rent pursuant to sections 46 and 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:

- 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 landlords on February 6, 2014 and signed by the tenants on February 7, 2014, indicating a monthly rent of \$1,300.00 due on the first day of the month for a tenancy commencing on January 1, 2014;
- A Monetary Order Worksheet showing the rent owing and paid during the portion of this tenancy in question, on which the landlords establish a monetary claim in the amount of \$2,700.00 for unpaid rent. The landlords indicate that for the period of October 2014 to January 2015 there is an unpaid rent amount of \$1,000.00. The landlords indicate that for February 2015, a partial payment of \$900.00 was received on February 5, 2015, resulting in a balance of unpaid rent in the amount of \$400.00 for that month. The landlords indicate that unpaid rent owed for March 2015 is 1,300.00;
- A document dated March 26, 2015, on which the landlords indicate that for each of October 2014, November 2014, and December 2014, the tenants paid \$250.00 less than the monthly rent of \$1,300.00, resulting in a balance of unpaid rent in the amount of \$750.00 for those months;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated March 20, 2015, which the landlords state was served to the tenants on March 20, 2015 for \$2,700.00 in unpaid rent due on March 1, 2015, with a stated effective vacancy date of March 30, 2015; and
- A copy of the Proof of Service of the Notice showing that the landlord "SM" served the Notice to the tenants by way of personal service via hand-delivery to the tenant "MB" at 7:00 pm on March 20, 2015. The Proof of Service establishes that the service was witnessed by "TC" and a signature for TC 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 landlords 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 March 20, 2015.

The landlords have established the unpaid rent amount owed for the months of October 2014, November 2014, December 2014, February 2015, and March 2015. However, the landlords have not established the amount of unpaid rent owed, or partial payment received, for the month of January 2015. Based on the evidence before me, I find that there is unpaid rent in the amount of \$250.00 for each of October 2014, November

2014, and December 2014, which results in a balance of unpaid rent in the amount of \$750.00 for those months. The landlords have indicated that there is unpaid rent in the amount of \$400.00 for February 2015 and unpaid rent in the amount of \$1,300.00 for March 2015. The sum of the unpaid rent, as established by the landlords, is \$2,450.00.

I find that the tenants were obligated to pay monthly rent in the amount of \$1,300.00, as established in the tenancy agreement. I accept the evidence before me that the tenants have failed to pay outstanding rental arrears in the amount of \$2,450.00. I find that the tenants received the Notice on March 20, 2015. I accept the landlords' 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, March 30, 2015.

Therefore, I find that the landlords are entitled to an Order of Possession and a monetary Order of \$2,450.00 for unpaid rent owing as of March 26, 2015.

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 \$2,450.00 for unpaid rent owing as of March 26, 2015. 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 Section 9.1(1) of the *Residential Tenancy Act*.

Dated: April 02, 2015

Residential Tenancy Branch

