



# 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.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on April 10, 2015, the landlord’s agent “AL” served the tenant with the Notice of Direct Request Proceeding via registered mail. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Number to confirm this mailing. 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 tenant has been deemed served with the Direct Request Proceeding documents on April 15, 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:

- 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’s agent on August 3, 2014 and signed by the tenant on August 1, 2014, indicating a monthly rent of \$650.00 due on the first day of the month for a tenancy commencing on August 1, 2014;

- A Monetary Order Worksheet showing the rent owing and paid during the portion of this tenancy in question, on which the landlord establishes that there is unpaid rent in the amount of \$400.00 owing for the month of March 2015. The monthly rent owed for March 2015 was \$650.00 and the tenant provided a partial payment in the amount of \$250.00 on March 1, 2015, resulting a balance of rent owed in the amount of \$400.00;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated March 25, 2015, which the landlord states was served to the tenant on March 25, 2015, for \$400.00 in unpaid rent due on March 1, 2015, with a stated effective vacancy date of April 8, 2015; and
- A copy of the Proof of Service of the Notice showing that the landlord's agent "AL" served the Notice to the tenant by way of personal service via hand-delivery at 3:00 pm on March 25, 2015. The personal service was confirmed as the tenant acknowledged receipt of the Notice by signing the Proof of Service form on March 25, 2015.

The Notice restates section 46(4) of the *Act* which provides that the tenant 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 tenant did not apply to dispute the Notice within five days from the date of service and the landlord alleged that the tenant 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 tenant was duly served with the Notice on March 25, 2015.

I find that the tenant was 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 tenant has failed to pay \$400.00 in rent for the month of March 2015. I find that the tenant received the Notice on March 25, 2015. I accept the landlord's undisputed evidence and find that the tenant 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 tenant is conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the Notice, April 8, 2015.

Therefore, I find that the landlord is entitled to an Order of Possession based on the March 25, 2015 Notice served to the tenant for unpaid rent owing for March 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: April 16, 2015

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Residential Tenancy Branch

