



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 landlord submitted two signed Proof of Service of the Notice of Direct Request Proceeding forms which declare that on May 8, 2015, at 7:30 pm, the landlord “FH” served each of the above-named tenants with the Notice of Direct Request Proceeding by way of personal service via hand-delivery. The personal service was confirmed as the Proof of Service forms establish that the service was witnessed by “TS” and a signature for TS is included on each of the forms.

Based on the written submissions of the landlord, and in accordance with section 89 of the *Act*, I find that the tenants have been duly served with the Direct Request Proceeding documents on May 8, 2015.

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 landlord “FH” and the tenants on February 1, 2014, indicating a monthly rent of \$750.00 due on the first day of the month for a tenancy commencing on February 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 \$1,850.00, comprised of the balance of unpaid rent owed for the period from August 2014 to April 2015;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated April 23, 2015, which the landlords state was served to the tenants on April 23, 2015 for \$2,150.00 in unpaid rent due on April 1, 2015, with a stated effective vacancy date of May 4, 2015; and
- A copy of the Proof of Service of the Notice showing that the landlord “FH” served the Notice to the tenants by way of personal service via hand-delivery to the tenant “IC” at 7:00 pm on April 23, 2015. The Proof of Service establishes that the service was witnessed by “NH” and a signature for NH is included on the form. The landlord also indicates that after serving the Notice by hand, a copy of the Notice was also posted to the door of the rental unit. As the landlord has proven service of the Notice by way of personal service, I will consider the application based on service of the Notice by hand.

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 April 23, 2015.

I find that the tenants were obligated to pay monthly rent in the amount of \$750.00, 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 \$1,850.00, comprised of the balance of unpaid rent owed for the period from August 2014 to April 2015. I find that the tenants received the Notice on April 23, 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, May 4, 2015.

Therefore, I find that the landlords are entitled to an Order of Possession and a monetary Order of \$1,850.00 for unpaid rent owing for the period from August 2014 to April 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 \$1,850.00 for unpaid rent owing for the period from August 2014 to April 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: May 11, 2015

Residential Tenancy Branch

