



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NPR GP INC (GENERAL PARTNER FOR NPR LIMITED PARTNERSHIP)
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR

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 June 5, 2015, at 5:00 PM, the landlord’s agent “TC” served the tenant with the Notice of Direct Request Proceeding by way of personal service via hand-delivery. The personal service was confirmed as the tenant acknowledged receipt of the Notice of Direct Request Proceeding by signing the Proof of Service form. The Proof of Service form also establishes that the service was witnessed by “LL” and a signature for “LL” is included on the form.

Based on the written submissions of the landlord, and in accordance with section 89 of the *Act*, I find that the tenant has been duly served with the Direct Request Proceeding documents on June 5, 2015.

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 and the tenant, indicating a monthly rent of \$950.00 due on the first day of the month for a tenancy commencing on December 1, 2014;

- A Monetary Order Worksheet showing the rent owing during the portion of this tenancy in question, on which the landlord establishes that there is unpaid rent owing in the amount of \$200.00 for May 2015;
- The landlord established the manner in which the monthly rent was raised from the initial \$950.00 stated in the tenancy agreement to the current amount of \$973.75 by providing a copy of a "Notice of Rent Increase" form, dated February 18, 2105, provided to the tenant during the course of the tenancy;
- A copy of a rental ledger titled "Resident Ledger" which establishes the payments received and outstanding balance with respect to the tenancy;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated May 12, 2015, which the landlord states was served to the tenant on May 12, 2015, for \$1,073.75 in unpaid rent due on May 1, 2015, with a stated effective vacancy date of May 21, 2015; and
- A copy of the Proof of Service of the Notice showing that the landlord's agent "RJ" served the Notice to the tenant by way of posting it to the door of the rental unit at 4:49 PM on May 12, 2015. The Proof of Service form 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 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 provided by the landlord. Section 90 of the *Act* provides that because the Notice was served by posting the Notice to the door of the rental unit, the tenant is deemed to have received the Notice three days after its posting. In accordance with sections 88 and 90 of the *Act*, I find that the tenant is deemed to have received the Notice on May 15, 2015, three days after its posting.

I find that the tenant was obligated to pay monthly rent in the amount of \$973.75, and accept the evidence before me that the tenant has failed to pay outstanding rental arrears in the amount of \$200.00, comprised of the balance of unpaid rent owed for the month of May 2015. I find that the tenant received the Notice on May 15, 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 corrected effective date of the Notice, May 25, 2015.

Therefore, I find that the landlord is entitled to an Order of Possession based on the May 12, 2015 Notice served to the tenant for unpaid rent owing for May 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: June 09, 2015

Residential Tenancy Branch

