



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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 July 14, 2015, the landlord’s agent “MT” served the tenant with the Notice of Direct Request Proceeding by way of posting it to the door of the rental unit at 2:30 PM. The Proof of Service form establishes that the service was witnessed by “MO” and a signature for “MO” is included on the form.

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 July 17, 2015, three days after their posting.

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 on March 31, 2015, indicating a monthly rent of \$845.00 due on the first day of the month for a tenancy commencing on April 1, 2015. The tenancy agreement indicates that the landlord has an arrangement with a provincial housing commission with respect to subsidized housing, and that for eligible tenants, the rent is related to the tenant’s income. The provincial housing

commission calculates the tenant's portion of the rent contribution based on an application for rent subsidy;

- A letter dated March 31, 2015, which demonstrates that the most recent calculation of the tenants' rent contribution established that effective April 1, 2015, the tenants' rent contribution was set at \$650.00, which effectively establishes that the tenants owe a monthly amount of \$650.00 per month toward the total rent owed under the tenancy agreement. The letter demonstrates that an additional fee for cable in the amount of \$25.00 is included as part of the total monthly amount owed, which results in a total amount of \$675.00 owed by the tenant each month. The landlord provided a note on the monetary worksheet to establish that the cable fee of \$25.00 is not being sought as part of the monetary claim;
- A Monetary Order Worksheet showing the rent owing during the portion of this tenancy in question, on which the landlord establishes a monetary claim in the amount of \$650.00 for outstanding rent owing for July 2015;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated July 7, 2015, which the landlord states was served to the tenant on July 7, 2015, for \$675.00 in unpaid rent due on July 1, 2015, with a stated effective vacancy date of July 17, 2015; and
- A copy of the Proof of Service of the Notice showing that the landlord's agent "MT" served the Notice to the tenant by way of personal service via hand-delivery at 3:30 PM on July 7, 2015. The Proof of Service form establishes that the service was witnessed by "MO" and a signature for "MO" 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 and find that in accordance with section 88 of the *Act* the tenant was duly served with the Notice on July 7, 2015.

I find that the tenant was obligated to pay monthly rent, in the form of a tenant rent contribution, in the amount of \$650.00 per month. I accept the evidence before me that the tenant has failed to pay \$650.00 in rent for the month of July 2015. I find that the tenant received the Notice on July 7, 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, July 17, 2015.

Therefore, I find that the landlord is entitled to an Order of Possession based on the July 7, 2015 Notice served to the tenant for unpaid rent owing for July 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: July 20, 2015

Residential Tenancy Branch

