



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 a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on July 22, 2015, the landlord “GK” served the tenant with the Notice of Direct Request Proceeding via registered mail. The landlords 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 landlords, 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 27, 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:

- 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 “TS” and the tenant on November 30, 2014, indicating a monthly rent of \$2,000.00

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 landlords establish a monetary claim in the amount of \$2,000.00 for unpaid rent owed for the month of July 2015;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated July 11, 2015, which the landlords state was served to the tenant on July 6, 2015 for \$2,000.00 in unpaid rent due on July 1, 2015, with a stated effective vacancy date of July 21, 2015; and
- A copy of the Proof of Service of the Notice showing that the landlord "TS" served the Notice to the tenant by way of personal service via hand-delivery at 10:00 PM on July 6, 2015. The Proof of Service form establishes that the service was witnessed by "GK" and a signature for GK is included on the form. The Proof of Service also establishes that the Notice was served to the tenant by way of registered mail. The landlords provided a copy of the Canada Post Customer Receipt containing the Tracking Number to confirm this mailing.

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 landlords alleged that the tenant did not pay the rental arrears.

Analysis

I have reviewed all documentary evidence provided by the landlords. There is a discrepancy with respect to the date of the Notice issued to the tenant and the date provided by the landlords on the Proof of Service of the Notice to demonstrate the date on which the Notice was served. The Notice is dated July 11, 2015. However, the landlords provide that the Notice was served on July 6, 2015 both by hand and by registered mail. The landlords have provided evidentiary material in the form of a Canada Post Customer Receipt containing the Tracking Number to demonstrate that the Notice was served by way of Registered Mail on July 11, 2015.

The Canada Post Customer Receipt containing the Tracking Number is the only evidence before me which serves to clarify the date on which the Notice was served. Therefore, I accept that the Notice was served on July 11, 2015 by way of registered mail. Section 90 of the *Act* provides that because the Notice was served by registered mail, the tenant is deemed to have received the Notice five days after its mailing. In accordance with sections 88 and 90 of the *Act*, I find that the tenant is deemed to have received the Notice on July 16, 2015, five days after its registered mailing.

I find that the tenant was obligated to pay monthly rent in the amount of \$2,000.00, as established in the tenancy agreement. I accept the evidence before me that the tenant has failed to pay \$2,000.00 in rent for the month of July 2015. I find that the tenant received the Notice on July 16, 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, July 26, 2015.

Therefore, I find that the landlords are entitled to an Order of Possession and a monetary Order of \$2,000.00 for unpaid rent owing for July 2015, as of July 22, 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 \$2,000.00 for unpaid rent owing for July 2015, as of July 22, 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: July 28, 2015

Residential Tenancy Branch

