



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 and a Monetary Order.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on July 22, 2015, the landlord personally served Tenant J.P. the Notice of Direct Request Proceeding. The landlord had a witness and Tenant J.P. sign the Proof of Service of the Notice of Direct Request Proceeding to confirm personal service.

The landlord submitted a second signed Proof of Service of the Notice of Direct Request Proceeding which declares that on July 22, 2015, the landlord served Tenant A.H. the Notice of Direct Request Proceeding by personally handing it to Tenant J.P., an adult who resides with Tenant A.H. The landlord had Tenant J.P. and a witness sign the Proof of Service of the Notice of Direct Request Proceeding to confirm service.

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*?

Is the landlord entitled to monetary compensation for unpaid rent pursuant to section 67 of the *Act*?

Background and Evidence

The landlord submitted the following evidentiary material:

- Two copies of the Proof of Service of the Notices of Direct Request Proceeding served to the tenants;

- A copy of a residential tenancy agreement which was signed by the landlord and Tenant J.P. on February 28, 2015, indicating a monthly rent of \$1,100.00, due on the first day of the month for a tenancy commencing on March 1, 2015;
- A Monetary Order Worksheet showing the rent owing and paid during the relevant portion of this tenancy; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated July 15, 2015, and personally handed to Tenant J.P. on July 15, 2015, with a stated effective vacancy date of July 15, 2015, for \$1,100.00 in unpaid rent.

Signed and witnessed documentary evidence filed by the landlord indicates that the 10 Day Notice was personally handed to Tenant J.P. at 10:35 am on July 15, 2015. The 10 Day Notice states that the tenants had five days from the date of service to pay the rent in full or apply for Dispute Resolution or the tenancy would end.

Analysis

I have reviewed all documentary evidence and in accordance with section 88 of the *Act*, I find that the tenants were duly served with the 10 Day Notice on July 15, 2015.

I find that Tenant J.P. was obligated to pay the monthly rent in the amount of \$1,100.00 as per the tenancy agreement.

I find that tenant A.H. did not sign the residential tenancy agreement. Therefore, I find I am unable to determine if Tenant A.H. was also obligated to pay the monthly rent in the amount of \$1,100.00.

I accept the evidence before me that Tenant J.P. has failed to pay the rent owed in full within the 5 days granted under section 46 (4) of the *Act* and did not dispute the 10 Day Notice within that 5 day period

Based on the foregoing, I find that Tenant J.P. is conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the corrected effective date of the 10 Day Notice, July 25, 2015.

In this type of matter, the landlord must prove they served the tenants with the Notice of Direct Request proceeding with all the required inclusions as indicated on the Notice as per Section 89 of the *Act*.

Section 89(1) of the *Act* does not allow for the Notice of Direct Request Proceeding to be left with an adult who apparently resides with the tenant.

Section 89(2) of the *Act* does allow for the Notice of Direct Request Proceeding to be left with an adult who apparently resides with the tenant, only when considering an Order of Possession for the landlord.

I find that the Notice of Direct Request Proceeding were both personally served to Tenant J.P. and that the service requirement of section 89 (1) of the *Act* has only been met in regards to Tenant J.P.

Based on the written submission of the landlord and in accordance with section 89 (1) of the *Act*, I find that Tenant J.P. has been duly served with the Notice of Direct Request Proceeding documents on July 22, 2015.

Due to issues with service of the Notice of Direct Request Proceeding and Tenant A.H.'s signature missing from the tenancy agreement, I dismiss the landlord's application naming Tenant A.H. with leave to reapply.

Therefore, I find that the landlord is entitled to an Order of Possession and a Monetary Order against Tenant J.P. in the amount of \$1,100.00, the amount claimed by the landlord, for unpaid rent owing for July 2015 as of July 21, 2015.

Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on Tenant J.P. Should the tenant 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 landlord is entitled to a Monetary Order in the amount of \$1,100.00 for rent owed for July 2015. The landlord is provided with this Order in the above terms and Tenant J.P. must be served with **this Order** as soon as possible. Should Tenant J.P. fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that Court.

I dismiss the landlord's application for a Monetary Order naming Tenant A.H. as a Respondent with leave to reapply.

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 27, 2015

