



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 August 9, 2015, at 8:30 PM, the landlord 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 “GS” and a signature for “GS” 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 August 9, 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*?

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:

- 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 and the tenant on January 30, 2015, indicating a monthly rent of \$700.00 due on the first day of the month for a tenancy commencing on January 31, 2015;
- A Monetary Order Worksheet showing the rent owing and paid during the portion of this tenancy in question, on which the landlord establishes a monetary claim in the amount of \$900.00 for outstanding rent, comprised of the balance of unpaid rent owing for the months of June 2015 and July 2015;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated July 17, 2015, which the landlord states was served to the tenant on July 17, 2015, for \$900.00 in unpaid rent due on July 1, 2015, with a stated effective vacancy date of July 27, 2015; and
- A copy of the Proof of Service of the Notice showing that the landlord served the Notice to the tenant by way of personal service via hand-delivery on July 17, 2015. The personal service was confirmed as the tenant acknowledged receipt of the Notice by signing the Proof of Service form. The Proof of Service form establishes that the service was witnessed by "GS" and a signature for "GS" 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 17, 2015.

On the monetary order worksheet, the landlord calculates the outstanding rent owing for the months of June 2015 and July 2015 based on monthly rent owed in the amount of \$750.00. However, on the tenancy agreement, the monthly rent is established to be \$700.00, with a separate monthly fee of \$50.00 listed as owing for internet. As reimbursement for such additional fees cannot be sought by way of the Direct Request process, I will address only the portion of the monetary claim which arises from unpaid rent. Therefore, I will consider the landlord's monetary claim for unpaid rent using the information provided on the tenancy agreement which established a monthly rent of \$700.00 due on the first day of the month.

The landlord indicated that a partial payment of \$600.00 was received on June 3, 2015, which would result in a balance of unpaid rent in the amount of \$100.00 for the month of June 2015. The landlord has indicated that no payment was received with respect to

rent owed for July 2015; therefore, there remains outstanding rent in the amount of \$700.00 for July 2015. When recalculated using the monthly rent amount of \$700.00, as indicated in the tenancy agreement, the balance of unpaid rent for the months of June 2015 and July 2015 is \$800.00.

I find that the tenant was obligated to pay monthly rent in the amount of \$700.00, as established in the tenancy agreement. I accept the evidence before me that the tenant has failed to pay outstanding rental arrears in the amount of \$800.00, comprised of the balance of unpaid rent owed for the months of June 2015 and July 2015. I find that the tenant received the Notice on July 17, 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 27, 2015.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$800.00 for unpaid rent owing for the months of June 2015 and 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.

Pursuant to section 67 of the *Act*, I find that the landlord is entitled to a monetary Order in the amount of \$800.00 for unpaid rent owing for the months of June 2015 and July 2015. The landlord is provided with these Orders in the above terms and the tenant must be served with **this Order** as soon as possible. Should the tenant 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: August 10, 2015

Residential Tenancy Branch

