



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 landlords for an Order of Possession based on unpaid.

The landlords submitted two signed Proof of Service of the Notice of Direct Request Proceeding forms which declare that on August 18, 2015, the landlord "ZM" served each of the above-named tenants with the Notice of Direct Request Proceeding by way of posting the documents to the door of the rental unit at 3:30 PM. The Proof of Service forms establish that the service was witnessed by the second landlord "ZM" and a signature for witness "ZM" 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 tenants have been deemed served with the Direct Request Proceeding documents on August 21, 2015, three days after their posting.

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*?

Background and Evidence

The landlords submitted the following evidentiary material:

- Two copies of the Proof of Service of the Notice of Direct Request Proceeding served to the tenants;
- A copy of a residential tenancy agreement which was signed by the landlords and the tenants on November 30, 2014, indicating a monthly rent of \$995.00 due on the first day of the month for a tenancy commencing on December 1, 2014;

- A Monetary Order Worksheet on which the landlords indicate that there is unpaid rent owing in the amount of \$1,000.00 for the month of August 2015;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated August 7, 2015, which the landlords state was served to the tenants on August 7, 2015 for \$1,000.00 in unpaid rent due on August 1, 2015, with a stated effective vacancy date of August 20, 2015; and
- A copy of the Proof of Service of the Notice showing that the landlord “ZM” served the Notice to the tenants by way of posting it to the door of the rental unit on August 7, 2015. The Proof of Service form establishes that the service was witnessed by “AM” and a signature for AM” is included on the form.

The Notice restates section 46(4) of the *Act* which provides that the tenants 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 tenants did not apply to dispute the Notice within five days from the date of service and the landlords alleged that the tenants did not pay the rental arrears.

Analysis

I have reviewed all documentary evidence provided by the landlords. Section 90 of the *Act* provides that because the Notice was served by posting the Notice to the door of the rental unit, the tenants are 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 tenants are deemed to have received the Notice on August 10, 2015, three days after its posting.

I find that the tenants were obligated to pay monthly rent in the amount of \$995.00, as established in the tenancy agreement. I accept the evidence before me that the tenants have failed to pay outstanding rental arrears in the amount of \$995.00 in rent for the month of August 2015. I find that the tenants received the Notice on August 10, 2015. I accept the landlords' undisputed evidence and find that the tenants 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 tenants are conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the Notice, August 20, 2015.

Therefore, I find that the landlords are entitled to an Order of Possession based on the August 7, 2015 Notice served to the tenants for unpaid rent owing for August 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.

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 24, 2015

Residential Tenancy Branch

