



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 two signed Proof of Service of the Notice of Direct Request Proceeding which declares that on October 22, 2015, the landlord personally served the tenants the Notices of Direct Request Proceeding. The landlord had a witness sign the Proofs of Service of the Notice of Direct Request Proceeding for each tenant to confirm personal service. Based on the written submissions of the landlord and in accordance with section 89, I find that the tenants have been duly served with the Direct Request Proceeding documents on October 22, 2015, the day it was personally served to them.

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:

- Two copies of the Proofs 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 landlord on August 01, 2015, Tenant M.W. on August 12, 2015, and Tenant J.M. on August 17, 2012, indicating a monthly rent of \$850.00, due on the first day of the month for a tenancy commencing on August 01, 2015;

- A copy of a letter, dated October 08, 2015, from the landlord to the tenant, indicating that the monthly rent was accepted for use and occupancy only and that the tenants are expected to vacate the rental unit by October 31, 2015;
- A Monetary Order Worksheet showing the rent owing and paid during this tenancy. The Monetary Order Worksheet noted that \$850.00 of the \$850.00 identified as owing in the 10 Day Notice was paid on October 08, 2015; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated October 02, 2015, and personally handed to Tenant J.M. on October 02, 2015, with a stated effective vacancy date of October 12, 2015, for \$850.00 in unpaid rent.

Witnessed documentary evidence filed by the landlord indicates that the 10 Day Notice was personally handed to Tenant J.M. at 3:40 p.m. on October 02, 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 October 02, 2015.

I find that the tenants were obligated to pay the monthly rent in the amount of \$850.00 as per the tenancy agreement.

I accept the evidence before me that the tenants have 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 the tenants are conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy will end on October 31, 2015.

Therefore, I find that the landlord is entitled to an Order of Possession for unpaid rent that was owed for October 2015 as of October 22, 2015.

Conclusion

I grant an Order of Possession to the landlord effective on **October 31, 2015, 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: October 27, 2015

Residential Tenancy Branch

