



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CASCADIA APARTMENT RENTALS LTD
and [tenant name suppressed to protect privacy]

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 two signed Proofs of Service of the Notices of Direct Request Proceeding which declare that on January 7, 2016, the landlord sent the tenants the Notices of Direct Request Proceeding by registered mail to the rental unit. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Numbers to confirm these mailings. 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 January 12, 2016, the fifth day after their registered mailing.

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 Proofs 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 E.G. on October 26, 2010, indicating a monthly rent of \$1,400.00, due on the first day of the month for a tenancy commencing on December 1, 2010;
- A copy of two Notice of Rent Increase forms showing the rent being increased from \$1,400.00 to the current monthly rent amount of \$1,455.00;
- 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 December 4, 2015, and placed in the tenants' mailbox on December 4, 2015, with a stated effective vacancy date of December 14, 2015, for \$1,455.00 in unpaid rent.

Witnessed documentary evidence filed by the landlord indicates that the 10 Day Notice was placed in the tenants' mailbox at 11:00 am on December 4, 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 sections 88 and 90 of the *Act*, I find that the tenants were deemed served with the 10 Day Notice on December 7, 2015, three days after placing it in the mailbox.

In an *ex parte* Direct Request Proceeding, the onus is on the landlord to ensure that all submitted evidentiary material is in accordance with the prescribed criteria and that such evidentiary material does not lend itself to ambiguity or give rise to issues that may need further clarification beyond the purview of a Direct Request Proceeding. If the landlord cannot establish that all documents meet the standard necessary to proceed via the Direct Request Proceeding, the application may be found to have deficiencies that necessitate a participatory hearing, or, in the alternative, the application may be dismissed.

In a Direct Request proceeding, a landlord cannot pursue rent owed for an amount beyond the amount noted on the 10 Day Notice that was issued to the tenant. Therefore, within the purview of the Direct Request process, I cannot hear the portion of the landlord's application for a monetary claim arising from rent owed for January 2016.

For this reason, I dismiss the portion of the landlord's monetary claim for unpaid rent owing from January 2016, with leave to reapply.

Paragraph 12 (1) (b) of the Residential Tenancy Regulations establishes that a tenancy agreement is required "be signed and dated by both the landlord and the tenant."

I find that the residential tenancy agreement submitted by the landlord is not signed by Tenant P.G., which is a requirement of the direct request process, and that a participatory hearing is necessary in order to protect the procedural rights of the tenant.

Therefore, I dismiss the landlord's application naming Tenant P.G. with leave to reapply.

However, I find that Tenant E.G. was obligated to pay the monthly rent in the amount of \$1,455.00, as per the tenancy agreement and the Notices of Rent Increase.

I accept the evidence before me that Tenant E.G. 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 E.G. 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, December 17, 2015.

Therefore, I find that the landlord is entitled to an Order of Possession and a Monetary Order in the amount of \$1,455.00, the amount claimed by the landlord, for unpaid rent owing for December 2015 as of January 7, 2016.

Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on Tenant E.G. Should Tenant E.G. 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 \$1,455.00 for rent owed for December 2015. The landlord is provided with this Order in the above terms and Tenant E.G. must be served with **this Order** as soon as possible. Should Tenant E.G. 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 naming Tenant P.G. with leave to reapply.

I dismiss the landlord's application for a Monetary Order for rent owed for January 2016 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: January 13, 2016

Residential Tenancy Branch

