



# Dispute Resolution Services

Page: 1

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 a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on February 24, 2016, the landlord’s agent “MP” served the tenant with the Notice of Direct Request Proceeding via registered mail. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Number to confirm this mailing. Section 90 of the *Act* determines that a document served in this manner is deemed to have been received five days after service.

Based on the written submissions of the landlord, and in accordance with sections 89 and 90 of the *Act*, I find that the tenant has been deemed served with the Direct Request Proceeding documents on February 29, 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*?

### 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's agent and the tenant on July 20, 2015, indicating a monthly rent of \$600.00 due on the first day of the month for a tenancy commencing on July 01, 2015;
- A Monetary Order Worksheet showing the rent owing during the portion of this tenancy in question, on which the landlord establishes that there is unpaid rent owing in the amount of \$1,800.00, comprised of the balance of unpaid rent owing for the period of December 2015 to February 2016;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated February 02, 2016, which the landlord states was served to the tenant on February 02, 2016, for \$1,800.00 in unpaid rent due on January 01, 2016, with a stated effective vacancy date of February 12, 2016; and
- A copy of the Proof of Service of the Notice showing that the landlord's agent "MP" served the Notice to the tenant on February 02, 2016 at 1:25 PM, by way of leaving the Notice with an adult who apparently lives with the tenant. The Proof of Service form establishes that the service was witnessed by "SH" and a signature for "SH" is included on the form.

### Analysis

I have reviewed all documentary evidence and find that in accordance with section 88 of the *Act* the tenant was served with the Notice on February 02, 2016.

I find that the tenant was obligated to pay monthly rent in the amount of \$600.00, 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 \$1,800.00, comprised of the balance of unpaid rent due as of January 01, 2016, as listed on the February 02, 2016 Notice served to the tenant. I find that the tenant received the Notice on February 02, 2016. I accept the landlord's undisputed evidence and find that the tenant did not pay the rent owed in full within the five days granted under section 46 (4) of the *Act* and did not apply to dispute the Notice within that five-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, February 12, 2016.

Therefore, I find that the landlord is entitled to an Order of Possession based on the February 02, 2016 Notice served to the tenant for unpaid rent.

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.

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: March 01, 2016

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Residential Tenancy Branch

