



# 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 March 08, 2016, the landlord 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. The Proof of Service form also establishes that the service was witnessed by “JB” and a signature for “JB” 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 tenant has been deemed served with the Direct Request Proceeding documents on March 13, 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 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 on March 23, 2015 and signed by the tenant on March 21, 2015, indicating a monthly rent of \$650.00 due on the tenth day of the month for a tenancy commencing on March 10, 2015;
- A Monetary Order Worksheet showing the rent owing during the portion of this tenancy in question, on which the landlord establishes a monetary claim in the amount of \$1,950.00 for outstanding rent, comprised of the balance of unpaid rent owing for the period of December 2015 to February 2016. The landlord indicates that unpaid rent in the amount of \$650.00 is owed for each of December 2015, January 2016, and February 2016;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated February 11, 2016, which the landlord states was served to the tenant on February 10, 2016, for \$1,950.00 in unpaid rent due on February 10, 2016, with a stated effective vacancy date of February 21, 2016; and
- A copy of the Proof of Service of the Notice showing that the landlord served the Notice to the tenant by way of posting it to the door of the rental unit. The Proof of Service form establishes that the service was witnessed by "JB" and a signature for "JB" 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 provided by the landlord. Section 90 of the *Act* provides that because the Notice was served by posting the Notice to the door of the rental unit, the tenant is deemed to have received the Notice three days after its posting. On the first page of the Proof of Service of the Notice form, the landlord had indicated that the Notice was served on February 20, 2016. However, the landlord had struck that information by striking a line through the "Feb 20", and did not replace that information with any subsequent dates. On the second page of the Proof of Service of the Notice form, the witness "JB" attests that the landlord served the Notice to the tenant on February 10, 2016, by way of posting it to the door of the rental unit. Therefore, I find that in accordance with sections 88 and 90 of the *Act*, the tenant is deemed to have received the Notice on February 13, 2016, three days after its posting.

Direct Request proceedings are *ex parte* proceedings. In an *ex parte* proceeding, the opposing party is not invited to participate in the hearing or make any submissions. As there is no ability for the tenants to participate, there is a much higher burden placed on landlords in these types of proceedings than in a participatory hearing. This higher burden protects the procedural rights of the excluded party and ensures that the natural justice requirements of the Residential Tenancy Branch are satisfied.

In this type of matter, the landlords must prove they served the tenant with the Notice of Direct Request Proceeding, the Notice, and all related documents with respect to the Direct Request process, in accordance with the *Act* and Policy Guidelines. 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 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.

The tenancy agreement provided by the landlord demonstrates that the monthly rent is due on the tenth day of each month. Section 46 of the *Act* provides that the landlord may issue a 10 Day Notice to End Tenancy for Unpaid Rent to the tenant after the day that rent is due. Section 46 provides, in part, the following:

**Landlord's notice: non-payment of rent**

**46** (1) A landlord may end a tenancy if rent is unpaid on any day after the day it is due, by giving notice to end the tenancy effective on a date that is not earlier than 10 days after the date the tenant receives the notice.

The application before me includes a tenancy agreement which demonstrates that the monthly rent is due on the tenth day of each month for a tenancy commencing on March 10, 2015. Therefore, in accordance with section 46 of the *Act*, if the rent remains unpaid after the day on which it is due, the earliest opportunity for the landlord to issue a 10 Day Notice to End Tenancy for Unpaid Rent would be the following day. In the matter before me, the landlord's earliest opportunity to issue the Notice to the tenant for unpaid rent owing for February 2016 would have been on the eleventh day of February 2016.

According to the monetary worksheet provided by the landlord, the landlord is seeking a monetary Order arising from unpaid rent owed for the months of December 2015, January 2016, and February 2016. As the landlord issued the Notice, dated February 11, 2016, on February 10, 2016, the same day of the month on which the monthly rent is due, I find that the landlord has issued the Notice to the tenant, with respect to unpaid rent owed for February 2016, earlier than permitted under section 46 of the *Act*.

Therefore, with respect to unpaid rent owed for February 2016, I find that the Notice is not in compliance with the provisions of section 46 of the *Act* and that it is not open to the landlord to seek an Order of Possession and a monetary Order based on unpaid rent owed for February 2016. Based on the foregoing, I dismiss the portion of the landlord's application for a monetary Order with respect to unpaid rent owed for the month of February 2016 with leave to reapply.

However, the information provided on the monetary worksheet provides that the amount of \$1,950.00 indicated on the Notice, dated February 11, 2016, is comprised of unpaid rent in the amount of \$650.00 owed for each of December 2015, January 2016, and February 2016. On the Notice, the landlord provided a note to demonstrate that the unpaid amount was comprised of rent owed for a period of three months. Therefore, it remains open for the landlord to pursue an Order of Possession and a monetary Order based on unpaid rent arising from outstanding rent owed for December 2015 and January 2016, as I find that the 10 Day Notice to End Tenancy for Unpaid Rent served on February 10, 2016 for the portion of unpaid rent owed for the months of December 2015 and January 2016 has been served in accordance with the *Act*.

I find that the tenant was obligated to pay monthly rent in the amount of \$650.00, 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 \$1,300.00, comprised of the balance of unpaid rent owed for the months of December 2015 and January 2016. I find that the tenant received the Notice on February 13, 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 corrected effective date of the Notice, February 23, 2016.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$1,300.00, comprised of the balance of unpaid rent owed for the months of December 2015 and January 2016.

### 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 \$1,300.00, comprised of the balance of unpaid rent owed for the months of December 2015 and January 2016. 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.

I dismiss the portion of the landlord's application for a monetary Order with respect to unpaid rent owed for the month of February 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: March 14, 2016

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Residential Tenancy Branch

