



# 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 two signed Proof of Service of the Notice of Direct Request Proceeding forms which declare that on March 20, 2016, the landlord’s agent “AG” served each of the above-named tenants with the Notice of Direct Request Proceeding via registered mail. The landlord provided two copies of the Canada Post Customer Receipts containing the Tracking Numbers to confirm these mailings. 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 tenants have been deemed served with the Direct Request Proceeding documents on March 25, 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:

- 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 landlord and one of the tenants, indicating a monthly rent of \$1,500.00 due on the first day of the month for a tenancy commencing on May 15, 2014. It appears that the landlord may have included two iterations of the name for the tenant. The landlord has included a version of the tenant's name that includes only an initial "M" for the middle name, and an iteration that includes the full middle name of the tenant. As neither the name nor signature appears for the name of the tenant which includes the full middle name to demonstrate that the tenant identified with a full middle name endorsed the terms of the tenancy agreement as a tenant, I will consider the landlord's application only against the tenant "CM" bearing only an initial "M" for her middle, as she had signed the tenancy agreement;
- A copy of a an agreement between the landlord identified on the tenancy agreement and a property management company which demonstrates that the property management company is given authority to act as an agent for the landlord with respect to the rental unit identified as the dispute address in this application. The property management company is identified as the applicant on behalf of the landlord;
- A Monetary Order Worksheet showing the rent owing and paid during the portion of this tenancy in question, on which the landlord establishes a monetary claim in the amount of \$4,000.00 for outstanding rent, comprised of the balance of unpaid rent owing for the period of December 2015 to March 2016. The landlord indicates that a partial payment of \$1,000.00 was received on December 01, 2015, and a second partial payment of \$1,000.00 was received on February 27, 2016;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated March 03, 2016, which the landlord states was served to the tenants on March 03, 2016, for \$4,000.00 in unpaid rent due on March 01, 2016, with a stated effective vacancy date of March 13, 2016; and
- A copy of the Proof of Service of the Notice showing that the landlord's agent "AG" served the Notice to the tenant by way of posting it to the door of the rental unit at 11:00 AM on March 03, 2016. The Proof of Service establishes that the service was witnessed by "ZG" and a signature for "ZG" 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 landlord alleged that the tenants 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. In accordance with sections 88 and 90 of the Act, I find that the tenant is deemed to have received the Notice on March 06, 2016, three days after its posting.

I find that the tenant was obligated to pay monthly rent in the amount of \$1,500.00, 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 \$4,000.00, comprised of the balance of unpaid rent owing for the period of December 2015 to March 2016. I find that the tenant received the Notice on March 06, 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, March 16, 2016.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$4,000.00, comprised of the balance of unpaid rent owing for the period of December 2015 to March 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 \$4,000.00, comprised of the balance of unpaid rent owing for the period of December 2015 to March 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.

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 29, 2016

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Residential Tenancy Branch