



# 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 Proceedings which declares that on June 10, 2016, the landlord sent the tenants the Notices of Direct Request Proceeding by registered mail to the rental unit. The landlord provided copies of the Canada Post Customer Receipts 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 June 15, 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 Notices of Direct Request Proceeding served to the tenants;
- A copy of a residential tenancy agreement which was signed by the landlord and the tenants on August 31, 2015, indicating a monthly rent of \$1,100.00, due on the first day of the month for a tenancy commencing on September 01, 2015;

- A copy of a Notice of Rent Increase form showing the rent being increased from \$1,100.00 to the current monthly rent amount of \$1,127.50;
- A copy of a demand letter from the landlord to the tenant, dated April 23, 2016, requesting payment of utilities in the amount of \$1,700.28;
- Three copies of utility bills from Fortis, for the rental unit, dated October 02, 2015 for \$146.91, December 04, 2015 for \$156.74, and April 18, 2016 for \$1,226.83, totaling \$1,530.48;
- A Monetary Order Worksheet showing the rent owing and paid during this tenancy; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated May 27, 2016, and sent by registered mail to the tenants on May 27, 2016, with a stated effective vacancy date of June 10, 2016, for \$1,120.00 in unpaid rent and \$1,700.28 in unpaid utilities.

Documentary evidence filed by the landlord indicates that the 10 Day Notice was sent by registered mail to the tenants at 4:50 p.m. on May 27, 2016. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Number to confirm this mailing. 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 June 01, 2016, five days after its mailing.

I find that the tenants were obligated to pay the monthly rent in the amount of \$1,127.50, and the utilities as per the tenancy agreement.

I accept the evidence before me that the tenants have failed to pay the rent and utilities 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 ended on the corrected effective date of the 10 Day Notice, June 11, 2016.

In a Direct Request proceeding, a landlord cannot pursue rent owed for a period beyond the date on which the Notice 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 June 2016.

For the above reason, the portion of the landlord's monetary claim for unpaid rent owing for June 2016 is dismissed, with leave to reapply.

I find that the only Fortis bills submitted, that are reflected on the demand letter, are for the bills dated December 04, 2015 for \$156.74, and April 18, 2016 for \$1,226.83.

For the above reason, the portion of the landlord's monetary claim for unpaid utilities owing in the amount of \$316.71 and \$146.91 are dismissed, with leave to reapply.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order in the amount of \$2,503.57 ( $\$1,120.00 + \$156.74 + \$1,226.83 = \$2,503.57$ ), for unpaid rent owing for May 2016 and unpaid utilities owing for December 2015 and April 2016, as of June 10, 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 \$2,503.57 for rent owed for May 2016 and unpaid utilities owing for December 2015 and April 2016. The landlord is provided with this Order in the above terms and the tenants must be served with **this Order** as soon as possible. Should the tenants 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 portion of the landlord's monetary claim for unpaid rent owing for June 2016, with leave to reapply.

I dismiss the portion of the landlord's monetary claim for unpaid utilities owing in the amount of \$316.71 and \$146.91, 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: June 16, 2016

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Residential Tenancy Branch