



# 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 May 25, 2016, the landlord’s agent “YB” 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 May 30, 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’s agent and the tenant on July 30, 2012, indicating a monthly rent of \$400.00 due on the first day of the month for a tenancy commencing on August 01, 2012. The tenancy agreement demonstrates that a separate monthly fee of \$31.00 is included for cablevision services;

- A copy of a letter dated April 30, 2014, from the landlord, addressed to the tenant, in which the landlord informs the tenant that the monthly rent would not be increased, but that the separate monthly fee for cable service would be increased from \$31.00 to \$33.00;
- 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 \$433.00 for outstanding rent, comprised of the balance of unpaid rent owing for the month of May 2016;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated May 04, 2016, which the landlord states was served to the tenant on May 05, 2016, for \$433.00 in unpaid rent due on May 01, 2016, with a stated effective vacancy date of May 15, 2016; and
- A copy of the Proof of Service of the Notice showing that the landlord's agent "SD" served the Notice to the tenant by way of personal service via hand-delivery at 3:00 PM on May 05, 2016. The Proof of Service form establishes that the service was witnessed by "LE" and a signature for "LE" 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 and find that in accordance with section 88 of the *Act* the tenant was duly served with the Notice on May 05, 2016.

On the monetary order worksheet, the landlord calculates the outstanding rent owing for the month of May 2016 based on monthly rent owed in the amount of \$433.00. However, on the tenancy agreement, the monthly rent is established to be \$400.00, with a separate monthly fee of \$31.00 listed as owing for cable services. The landlord provided a copy of letter dated April 30, 2014 in which the landlord informs the tenant that the monthly rent would not be increased, but that the separate monthly fee for cable service would be increased from \$31.00 to \$33.00. I find that the landlord's monetary claim in the amount of \$433.00 is comprised of monthly rent owed in the amount of \$400.00 for unpaid rent, and an additional monthly fee owed in the amount of \$33.00 for cable services. As reimbursement for additional fees, such as cable services, cannot be sought by way of the Direct Request process, I will address only the portion of the monetary claim which arises from unpaid rent. Therefore, I will consider the landlord's monetary claim for unpaid rent using the information provided on the tenancy agreement which established a monthly rent of \$400.00 due on the first day of the month.

I find that the tenant was obligated to pay monthly rent in the amount of \$400.00, 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 \$400.00, comprised of the balance of unpaid rent owed for the month of May 2016. I find that the tenant received the Notice on May 05, 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, May 15, 2016 .

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$400.00, comprised of the balance of unpaid rent owed for the month of May 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 \$400.00 for unpaid rent. 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: June 01, 2016

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Residential Tenancy Branch