



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding S SENIORS HOUSING SOCIETY  
and [tenant suppressed to protect privacy]

## **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 August 25, 2017, the landlord sent the tenant the Notice of Direct Request Proceeding by registered mail to the rental unit. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Number to confirm this mailing. 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 September 5, 2017, 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 a residential tenancy agreement which was signed by the landlord and the tenant on September 23, 2009, indicating a monthly rent of \$405.00, due on the first day of each month for a tenancy commencing on September 1, 2009;
- A Monetary Order Worksheet showing the rent owing and paid during the relevant portion of this tenancy;
- Seven copies of Notice of Rent Increase forms showing the rent being increased from \$405.00 to the current monthly rent amount of \$ 474.00.
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated August 10, 2017, with a stated effective vacancy date of August 23, 2017, for \$1,559.00 in unpaid rent.

Witnessed documentary evidence filed by the landlord indicates that the 10 Day Notice was posted to the tenant's door at 1:00 p.m. on August 10, 2017. The 10 Day Notice states that the tenant 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 tenant was deemed served with the 10 Day Notice on August 13, 2017, three days after its posting.

I find that the tenant was obligated to pay the monthly rent in the amount of \$474.00, as per the tenancy agreement.

I accept the evidence before me that the tenant has failed to pay the rent 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 tenant is conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the 10 Day Notice, August 23, 2017.

I find that the monthly breakdown of rent owing on the Monetary Order Worksheet is unclear. The Monetary Order Worksheet indicates that, at the time the 10 Day Notice was issued, the amount of rent owing was \$1,559.00. The Monetary Order Worksheet must clearly show all months that the tenant still owes rent for in order to substantiate the landlord's claim for any monies. The Monetary Order Worksheet shows that the rent owed for May, June and July exceeds the amount of rent owed. For this reason the monetary portion of the landlord's application is dismissed, with leave to reapply.

Therefore, I find that the landlord is entitled to an Order of Possession for unpaid rent owing for as of August 25, 2017.

### Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on the tenant. Should the tenant fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia. While I am satisfied that rent is unpaid and the Tenant did not dispute the 10 day Notice to End Tenancy, I am unable to determine the exact amount of rent owed. The Landlord has leave to reapply for rent money that is owed.

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: September 11, 2017

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Residential Tenancy Branch