



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 September 18, 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 submission 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 23, 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 01, 2012, indicating, among other things, the unit monthly rent is \$915.00, due on the first day of each month for a tenancy commencing on September 01, 2012;

- A copy of a letter from Metro Vancouver Housing Corporation dated May 03, 2013 advising, among other things, the unit rent will increase on September 01, 2013 to \$920.00, together with Notice of Rent Increase form;
- A copy of a letter from Metro Vancouver Housing Corporation dated May 12, 2014 advising, among other things, the unit rent will increase on September 01, 2014 to \$940.00, together with Notice of Rent Increase form;
- A copy of a letter from Metro Vancouver Housing Corporation dated May 08, 2015 advising, among other things, the unit rent will increase on September 01, 2015 to \$950.00, together with Notice of Rent Increase form;
- A copy of a letter from Metro Vancouver Housing Corporation dated April 22, 2016 advising, among other things, the unit rent will increase on September 01, 2016 to \$977.00, together with Notice of Rent Increase form;
- A copy of a letter from Metro Vancouver Housing Corporation dated April 24, 2017 advising, among other things, the unit rent will increase on September 01, 2017 to \$1,013.00, together with Notice of Rent Increase form;
- A copy of the tenant's notice to vacate dated July 17, 2017;
- Resident Ledger Summary Report dated September 13, 2017;
- A Monetary Order Worksheet noting that of the \$977.00 identified as owing in the 10 Day Notice, \$82.00 was paid on August 01, 2017 and \$450.00 was paid on August 11, 2017; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated August 09, 2017, with a stated effective vacancy date of August 19, 2017, for \$977.00 in unpaid rent.

A Proof of Service Notice to End Tenancy was filed by the landlord that indicates that the 10 Day Notice was posted to the tenant's door at 4:00 (a.m. or p.m. not indicated) on August 09, 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 12, 2017, three days after its posting.

I find that the tenant was obligated to pay the monthly rent in the amount of \$977.00, as per the tenancy agreement, Notice of Rent Increase forms and Resident Ledger Summary Report.

I accept the evidence before me that the tenant has failed to pay the rent owed in full within the five days granted under section 46(4) of the *Act* and did not dispute the 10 Day 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 10 Day Notice, August 22, 2017.

Therefore, I find that the landlord is entitled to an Order of Possession and a Monetary Order in the amount of \$445.00, the amount claimed by the landlord, for unpaid rent owing for August 2017 as of September 18, 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.

Pursuant to section 67 of the *Act*, I grant the landlord a Monetary Order in the amount of \$445.00 for rent owed for August 2017. The landlord is provided with this Order in the above terms and the tenant must be served with **this Order** as soon as possible. Should the tenant 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.

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 26, 2017

Residential Tenancy Branch