



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 26, 2017, the landlord personally served the tenant the Notice of Direct Request Proceeding. The landlord had the tenant and a witness sign the Proof of Service of the Notice of Direct Request Proceeding to confirm personal service. Based on the written submission of the landlord and in accordance with section 89 of the *Act*, I find that the tenant has been duly served with the Direct Request Proceeding documents on September 26, 2017, the day it was personally served to the tenant.

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 initial residential tenancy agreement which was signed by the landlord and tenant on August 21, 2014, for a fixed term tenancy, for the period August 01, 2014 to July 31, 2015;

- Residential Tenancy Agreement - Lease Renewal, extending the initial residential tenancy agreement, for a month-to month tenancy commencing September 01, 2015, and in the case of a long term tenancy, ending August 31, 2016;
- Residential Tenancy Agreement - Lease Renewal, extending the initial residential tenancy agreement, for a month-to month tenancy commencing September 01, 2016, and in the case of a long term tenancy, ending August 31, 2017;
- A copy of a Residential Tenancy Agreement - Lease Renewal, extending the initial tenancy agreement, which was signed by the landlord and the tenant on June 27, 2017, indicating a monthly rent of \$3,600.00, due on the first day of each month, for a month-to-month tenancy commencing on September 01, 2017, and in the case of a long term tenancy, ending on August 31, 2018;
- A Monetary Order Worksheet showing the rent owing and paid during the relevant portion of this tenancy; and
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated September 15, 2017, with a stated effective vacancy date of September 25, 2017, for \$3,600.00 in unpaid rent.

Documentary evidence filed by the landlord indicates that the 10 Day Notice was personally handed to the tenant at 2:00 p.m. on September 15, 2017. The landlord had the tenant sign the Proof of Service Notice to End Tenancy to confirm personal service. 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 section 88 of the *Act*, I find that the tenant was duly served with the 10 Day Notice on September 15, 2017, the day it was personally served to the tenant.

I find that the tenant was obligated to pay the monthly rent in the amount of \$3,600.00, as per the Residential Tenancy Agreement - Lease Renewal.

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 effective date of the 10 Day Notice, September 25, 2017.

Therefore, I find that the landlord is entitled to an Order of Possession and a Monetary Order in the amount of \$3,600.00, the amount claimed by the landlord, for unpaid rent owing for September 2017 as of September 22, 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 \$3,600.00 for rent owed for September 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: October 03, 2017

Residential Tenancy Branch