



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR-DR, FFL

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.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on January 17, 2018, the landlord personally served Tenant S.S. the Notice of Direct Request Proceeding. The landlord had Tenant S.S. 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 Tenant S.S. has been duly served with the Direct Request Proceeding documents on January 17, 2018.

The landlord has not provided a signed Proof of Service of the Notice of Direct Request Proceeding for Tenant L.R. and has not established that Tenant L.R. has been served the Notice of Direct Request Proceeding.

Therefore, I will only hear the landlord's application against Tenant S.S.

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 recover the filing fee for this application pursuant to section 72 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 Tenant S.S. on February 21, 2015, indicating a monthly rent of \$800.00, due on the first day of each month for a tenancy commencing in February 2015;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent dated January 2, 2018 for \$800.00 in unpaid rent (the 10 Day Notice). The 10 Day Notice provides that Tenant S.S. had five days from the date of service to pay the rent in full or apply for Dispute Resolution or the tenancy would end on the stated effective vacancy date of January 11, 2018;
- A copy of a Proof of Service Notice to End Tenancy form which was signed by Tenant S.S. and indicates that the 10 Day Notice was personally served to Tenant S.S. at 5:45 pm on January 2, 2018; and
- A Direct Request Worksheet showing the rent owing and paid during the relevant portion of this tenancy.

Analysis

I have reviewed all documentary evidence and in accordance with section 88 of the *Act*, I find that Tenant S.S. was duly served with the 10 Day Notice on January 2, 2018.

I find that Tenant S.S. was obligated to pay the monthly rent in the amount of \$800.00, as per the tenancy agreement.

I accept the evidence before me that Tenant S.S. 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 Tenant S.S. 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, January 12, 2018.

Therefore, I find that the landlord is entitled to an Order of Possession for unpaid rent owing for January 2018 as of January 12, 2018.

As the landlord was partially successful in this application, I find that the landlord is entitled to recover the \$100.00 filing fee paid for this application.

Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on Tenant S.S. Should Tenant S.S. **and any other occupant** 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 72 of the *Act*, I grant the landlord a Monetary Order in the amount of \$100.00 for the recovery of the filing fee for this application. The landlord is provided with this Order in the above terms and Tenant S.S. must be served with **this Order** as soon as possible. Should Tenant S.S. 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: January 18, 2018

Residential Tenancy Branch