



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPRM-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 and a Monetary Order.

The landlord submitted a signed Proof of Service Notice of Direct Request Proceeding form which declares that on March 16, 2018, the landlord sent the tenant a copy of all supporting documents by registered mail to the rental unit. Although the form does not indicate that the Notice of Direct Request Proceeding was sent to the tenant, I am satisfied that both the Notice of Direct Request Proceeding and a copy of all supporting documents were sent to the tenant 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 March 21, 2018, five days after the documents were sent by registered mail.

Issues 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*?

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:

- Residential tenancy agreement which was signed by the landlord and the tenant on January 13, 2017, indicating a monthly rent of \$1,467.00, due on the last day of each month for a tenancy commencing on February 1, 2017;
- 10 Day Notice to End Tenancy for Unpaid Rent dated March 1, 2018 for \$1,525.00 in unpaid rent (the “10 Day Notice”). The 10 Day Notice provides 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 on the stated effective vacancy date of March 11, 2018;
- Witnessed Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was posted to the tenant’s door at 6:15 p.m. on March 1, 2018;
- Direct Request Worksheet showing rent owing for February 28, 2018 in the amount of \$1,525.00; and
- Notice of Rent Increase dated October 20, 2017, addressed to the tenant, indicating that the monthly rent of \$1,467.00 would be increased to \$1,525.00 effective February of 2018.

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 March 4, 2018, three days after its posting.

I find that the tenant was obligated to pay the monthly rent in the amount of \$1,525.00 as per the tenancy agreement and Notice of Rent Increase dated October 20, 2017 and effective February of 2018.

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, March 14, 2018.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary award in the amount of \$1,525.00, the amount claimed by the landlord, for unpaid rent owing for February 2018 as of March 13, 2018.

As the landlord was 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 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 sections 67 and 72 of the *Act*, I grant the landlord a Monetary Order in the amount of \$1,625.00 for rent owed for February 2018 and for the recovery of the filing fee for this application. 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: March 29, 2018

Residential Tenancy Branch