



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CASCADIA APARTMENT RENTALS LTD.
and [tenant name suppressed to protect privacy]

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's agent submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on March 21, 2018, the landlord's agent sent the tenant the Notice of Direct Request Proceeding by registered mail to the rental unit. The landlord's agent provided a copy of the Canada Post registered mail customer receipt containing the tracking number to confirm this mailing. Based on the written submissions of the landlord's agent and in accordance with sections 89 and 90 of the *Act*, I find that the tenant is deemed to have been served with the Direct Request Proceeding documents on March 26, 2018, 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*?

Is the landlord entitled to recover the filing fee for this application pursuant to section 72 of the *Act*?

Background and Evidence

The landlord's agent submitted the following evidentiary material:

- A copy of a residential tenancy agreement signed by the landlord's agent and the tenant on December 15, 2015, for a tenancy commencing on December 18, 2015. The agreement states that rent is due on the first day of each month. The amount of monthly rent stated in the tenancy agreement is \$1,500.00 for "basic living space", with no other costs for "parking or other", for a "total" of \$1,400.00.
- A copy of a Notice of Rent Increase, dated January 18, 2017 and signed by the tenant, raising the tenant's monthly rent from \$1,500.00 to \$1,555.00 on May 1, 2017;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated March 7, 2018 for \$1,555.00 in unpaid rent. 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 17, 2018;
- A copy of a Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was posted to the tenant's door at 11:00 a.m. on March 7, 2018. In the "Witness statement" section of the form, the name and signature of a witness is provided to confirm that the landlord served the tenant with the 10 Day Notice by posting it on the door of the rental unit; and
- A Direct Request Worksheet showing the rent claimed during the relevant portion of this tenancy.

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 10, 2018, three days after its posting.

I note that in the tenancy agreement, the "total" rent in the amount of \$1,400.00 conflicts with the "basic living space" rent in the amount of \$1,500.00. In order to confirm the actual current amount of monthly rent required to be paid by the tenant, I have referred to the Notice of Rent Increase, dated January 18, 2017 and signed by the tenant. The Notice of Rent Increase states that the tenant's original monthly rent was \$1,500.00. A rent increase of \$55.00 was applied effective May 1, 2017 in accordance with section 42 of the *Act*. Therefore, I find that the tenant was obligated to pay the monthly rent in the amount of \$1,555.00, as per the tenancy agreement and the Notice of Rent Increase dated January 18, 2017.

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 sections 46(5) and 53(2) of the *Act* to have accepted that the tenancy ended on the corrected effective date of the 10 Day Notice, March 20, 2018.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary award in the amount of \$1,555.00 for unpaid rent owing for March 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 \$1,655.00 for rent owed for March 2018 and for the recovery of the \$100.00 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: April 5, 2018

Residential Tenancy Branch