



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPRM-DR

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 landlords for an Order of Possession based on unpaid rent and a monetary Order.

The landlords submitted three signed Proof of Service of the Notice of Direct Request Proceeding forms which declare that on May 18, 2018, the landlord “JS” served each of the above-named tenants with the Notice of Direct Request Proceeding via registered mail. The landlords provided three copies of the Canada Post Customer Receipts containing the Tracking Numbers to confirm these mailings. Section 90 of the *Act* determines that a document served in this manner is deemed to have been received five days after service.

Based on the written submissions of the landlords, and in accordance with sections 89 and 90 of the *Act*, I find that the tenants have been deemed served with the Direct Request Proceeding documents on May 23, 2018, the fifth day after their registered mailing.

Issue(s) to be Decided

Are the landlords entitled to an Order of Possession for unpaid rent pursuant to sections 46 and 55 of the *Act*?

Are the landlords entitled to monetary compensation for unpaid rent pursuant to section 67 of the *Act*?

Background and Evidence

The landlords submitted the following evidentiary material:

- A copy of a residential tenancy agreement, with an accompanying addendum, which was signed by the landlord “JS” and the tenants, indicating a monthly rent of 1,600.00 due on the first day of each month for a tenancy commencing on October 01, 2017;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated May 01, 2018, which the landlords state was served to the tenants on May 02, 2018, for \$1,040.00 in unpaid rent due on May 01, 2018, with a stated effective vacancy date of May 11, 2018;
- A Direct Request Worksheet showing the rent owing and paid during the portion of this tenancy in question, on which the landlords establish a monetary claim in the amount of \$1,040.00 for outstanding rent, comprised of the balance of unpaid rent owed by May 01, 2018. The landlords indicate that a partial payment of \$560.00 was received on May 02, 2018;
- A copy of the Proof of Service of the Notice showing that the landlord “JS” served the Notice to the tenants by way of personal service via hand-delivery to the tenant “WO” on May 02, 2018. The personal service was confirmed as the tenant “WO” acknowledged receipt of the Notice by signing the Proof of Service form.

The Notice restates section 46(4) of the Act which provides that the tenants had five days to pay the rent in full or apply for Dispute Resolution or the tenancy would end on the effective date of the Notice. The tenants did not apply to dispute the Notice within five days from the date of service and the landlords allege that the tenants did not pay the rental arrears.

Analysis

I have reviewed all documentary evidence provided by the landlord and find that in accordance with section 88 of the *Act* the tenants were duly served with the Notice on May 02, 2018.

I find that the tenants were obligated to pay monthly rent in the amount of \$1,600.00, as established in the tenancy agreement. I accept the evidence before me that the tenants have failed to pay rental arrears in the amount of \$1,040.00, comprised of the balance of unpaid rent owed by May 01, 2018 for the month of May 2018.

I accept the landlords’ undisputed evidence and find that the tenants did not pay the rent owed in full within the five days granted under section 46 (4) of the *Act* and did not apply to dispute the Notice within that five-day period.

Based on the foregoing, I find that the tenants are conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the corrected effective date of the Notice, May 12, 2018.

Therefore, I find that the landlords are entitled to an Order of Possession and a monetary Order of \$1,040.00 for unpaid rent owed by May 01, 2018.

Conclusion

I grant an Order of Possession to the landlords effective **two days after service of this Order** on the tenant(s). Should the tenant(s) 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 find that the landlords are entitled to a monetary Order in the amount of \$1,040.00 for unpaid rent. The landlords are provided with these Orders in the above terms and the tenant(s) must be served with **this Order** as soon as possible. Should the tenant(s) fail to comply with these Orders, these Orders may be filed in the Small Claims Division of the Provincial Court and enforced as Orders 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: May 24, 2018

Residential Tenancy Branch