



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ONNI PROPERTY MANAGEMENT SERVICES
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 submitted two signed Proof of Service of the Notice of Direct Request Proceeding forms which declare that on June 20, 2018, the landlord’s agent served each of the above-named tenants with the Notice of Direct Request Proceeding via registered mail. The landlord provided two 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 landlord, 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 June 25, 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 submitted the following evidentiary material:

- A copy of a residential tenancy agreement which was signed by the landlord's agent and the tenants on March 17, 2017, indicating a monthly rent of \$2,500.00 due on the first day of each month for a tenancy commencing on April 01, 2017;
- A copy of a "Notice of Rent Increase" form, provided to the tenant during the course of the tenancy, which demonstrates that the monthly rent was raised to the current amount of \$2,580.00;
- A Direct Request Worksheet showing the rent owing during the portion of this tenancy in question;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated June 05, 2018, which the landlord states was served to the tenants on June 05, 2018, for \$2,593.46 in unpaid rent due on June 01, 2018, with a stated effective vacancy date of June 16, 2018;
- A copy of the Proof of Service of the Notice showing that the landlord's agent served the Notice to the tenants by way of posting it to the door of the rental unit on June 05, 2018. The Proof of Service form establishes that the service of the Notice was witnessed and a name and signature for the witness are included on the 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 landlord alleged that the tenants did not pay the rental arrears.

Analysis

I have reviewed all relevant documentary evidence provided by the landlord. Section 90 of the *Act* provides that because the Notice was served by posting the Notice to the door of the rental unit, the tenants are deemed to have received the Notice three days after its posting. In accordance with sections 88 and 90 of the *Act*, I find that the tenants are deemed to have received the Notice on June 08, 2018, three days after its posting.

As part of the monetary claim established on the Direct Request worksheet, the landlord has included fees for which reimbursement cannot be sought by way of the Direct Request process. The landlord has added to the monetary claim unpaid charges arising from a late fee, in the amount of \$25.00, and unpaid charges arising from a parking fee, in the amount of \$25.00. As reimbursement for additional fees, such as

late payment fees and parking fees, cannot be sought by way of the Direct Request process, I will address only the portion of the monetary claim which arises from unpaid rent owed by June 01, 2018.

The landlord has also sought to include as part of the monetary claim unpaid utility charges in the amount of \$83.46 claimed as being owed by the tenants. However, as the landlord has not adhered to the provisions of section 46 of the Act which outlines the criteria with respect to treating unpaid utility charges as unpaid rent, it is not open to the landlord to treat unpaid utility charges as unpaid rent and to seek to recover, through the Direct Request process, the amount of utility charges claimed as being owed by the tenants.

I note the landlord remains at liberty to file a separate Application for Dispute Resolution seeking to recover late payment fees, parking fees, and unpaid utility charges.

The landlord has provided that the tenants owe monthly rent in the amount of \$2,580.00, and further provided that a \$120.00 credit from May 2018 was applied to rent owed by June 01, 2018, which would result in a balance of unpaid rent in the amount of \$2,460.00 due by June 01, 2018.

I find that the tenants were obligated to pay monthly rent in the amount of \$2,580.00, and accept the evidence before me that the tenants have failed to pay rental arrears in the amount of \$2,460.00, comprised of the balance of unpaid rent owed by June 01, 2018.

I accept the landlord's 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, June 18, 2018.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$2,460.00 for unpaid rent owed by June 01, 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(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 sections 67 and 72 of the *Act*, I find that the landlord is entitled to a monetary Order in the amount of \$2,560.00 for unpaid rent, and for the recovery of the

filing fee for this application. The landlord is 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: June 29, 2018

Residential Tenancy Branch