



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPUM-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 Proofs of Service of the Notices of Direct Request Proceeding which declare that on September 28, 2018, the landlord sent each of the tenants the Notice of Direct Request Proceeding by registered mail to the rental unit. The landlord provided a copy of the Canada Post Customer Receipts containing the Tracking Numbers to confirm these mailings in fact took place on September 27, 2018. Based on the written submissions of the landlord and in accordance with sections 89 and 90 of the *Act*, I find that the tenants are deemed to have been served with the Direct Request Proceeding documents on October 2, 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 a landlord who is not the applicant and the tenants on July 19, 2017, indicating a monthly rent of \$2,100.00, due on the first day of each month for a tenancy commencing on August 1, 2017;
- A copy of a One-Time Placement Property Management Agreement showing the temporary assignment of management responsibilities from the owner who is applying for dispute resolution to the landlord named in the tenancy agreement;
- Four copies of utility bills from the City of Chilliwack for the rental unit dated October 10, 2017 for \$164.42, January 9, 2018 for \$177.12, March 27, 2018 for \$169.85, and July 10, 2018 for \$182.00 totaling \$693.39;
- A copy of a demand letter from the landlord to the tenants, dated July 26, 2018, requesting payment of utilities in the amount of \$693.39;
- A copy of a Proof of Service Written Demand to Pay Utilities form which indicates that the utilities demand letter was sent to the tenants by registered mail at 12:37 pm on July 27, 2018;
- A copy of a Canada Post Customer Receipt containing the Tracking Number to confirm the demand letter was in fact sent to the tenants on July 26, 2018;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated September 13, 2018, for \$2,100.00 in unpaid rent and \$693.39 in unpaid utilities. The 10 Day Notice provides that the tenants 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 September 27, 2018;
- A copy of a witnessed Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was posted to the tenants' door at 5:00 pm on September 13, 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 sections 88 and 90 of the *Act*, I find that the tenants were deemed served with the 10 Day Notice on September 16, 2018, three days after its posting.

I find that the tenants were obligated to pay the monthly rent in the amount of \$2,100.00, as per the tenancy agreement.

I accept the evidence before me that the tenants have 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 tenants are conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the 10 Day Notice, September 27, 2018.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary award in the amount of \$2,100.00, the amount claimed by the landlord, for unpaid rent owing for September 2018 as of September 23, 2018.

Section 46(6) of the *Act* states that if

- (a) A tenancy agreement requires the tenant to pay utilities **to the landlord** and
- (b) The utilities are unpaid more than 30 days after the tenant is given a written demand for payment

The landlord may treat the unpaid utilities as unpaid rent and issue a 10 Day Notice to End Tenancy.

I find that the tenancy agreement indicates that the tenants are responsible for the utilities; however, it does not specify that the utilities must be paid to the landlord. For this reason, the landlord's application for a Monetary Order for unpaid utilities is dismissed with leave to reapply.

As the landlord partially 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 grant the landlord a Monetary Order in the amount of \$2,200.00 for rent owed for September 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(s) must be served with **this Order** as soon as possible. Should the tenant(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.

I dismiss the landlord's application for a Monetary Order for unpaid utilities with leave to reapply.

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: October 03, 2018

Residential Tenancy Branch