



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR-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 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 September 19, 2018, the landlord’s agent served each of the above-named tenants with the Notice of Direct Request Proceeding by way of posting a copy for each tenant to the door of the rental unit. The Proof of Service forms establish that the service was witnessed by an individual bearing the initials “RB” and a signature for “RB” is included on the forms.

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 September 22, 2018, three days after their posting.

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*?

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, indicating a monthly rent of \$1,350.00 due on the first day of each month for a tenancy commencing on February 01, 2018;

- A Direct Request Worksheet showing the rent owing during the portion of this tenancy in question, on which the landlord establishes that there is unpaid rent due by September 01, 2018 in the amount of \$3,975.00, comprised of the balance of unpaid rent owed for the months comprising the period of July 2018 to September 2018;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated September 04, 2018, which the landlord states was served to the tenants on September 04, 2018, for \$3,975.00 in unpaid rent due on September 01, 2018, with a stated effective vacancy date of September 14, 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 September 04, 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 September 07, 2018, three days after its posting.

I find that the tenants were obligated to pay monthly rent in the amount of \$1,350.00, as established in the tenancy agreement. I accept the evidence before me that the tenants have failed to pay the balance of rental arrears due by September 01, 2018, in the amount of \$3,975.00, comprised of the unpaid rent owed for the months comprising the period of July 2018 to September 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, September 17, 2018.

Therefore, I find that the landlord is entitled to an Order of Possession based on the September 04, 2018 Notice to End Tenancy served to the tenants for the balance of unpaid rent owed by September 01, 2018.

Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on the tenant. 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.

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: September 28, 2018

Residential Tenancy Branch