



Dispute Resolution Services

Page: 1

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 landlord for an Order of Possession based on unpaid rent and a Monetary Order.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding form which declares that on October 03, 2018, the landlord’s agent served the tenant with the Notice of Direct Request Proceeding via registered mail. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Number to confirm this mailing. Section 90 of the *Act* determines that a document served in this manner is deemed to have been received five days after service. The Proof of Service form also establishes that the service was witnessed by “JA” and a signature for “JA” is included on the form.

Based on the written submissions of the landlord, and in accordance with sections 89 and 90 of the *Act*, I find that the tenant has been deemed served with the Direct Request Proceeding documents on October 08, 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*?

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 tenant, indicating a monthly rent of \$900.00, due on the first day of each month for a tenancy commencing on June 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 owed by August 01, 2018, comprised of the balance of unpaid rent owed for the months encompassing the period of June 2018 to August 2018;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated September 07, 2018, which the landlord states was served to the tenant on September 07, 2018, for \$3,150.00 in unpaid rent due on August 01, 2018, with a stated effective vacancy date of September 18, 2018; and
- A copy of the Proof of Service of the Notice showing that the landlord served the Notice to the tenant by way of posting it to the door of the rental unit on September 07, 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 tenant 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 tenant did not apply to dispute the Notice within five days from the date of service and the landlord alleged that the tenant did not pay the rental arrears.

Analysis

I have reviewed all 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 tenant is 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 tenant is deemed to have received the Notice on September 10, 2018, three days after its posting.

The Notice issued to the tenant, under the section where the tenant is given a 10-day notice to vacate the rental unit, provides a slightly incorrect address for the rental unit, as the address entered in that field is slightly different than the address for the rental unit as indicated on the tenancy agreement. I have amended this address to match the information provided for the address of the rental unit as it appears on the tenancy agreement, pursuant to section 68(1) of the *Act* as it is reasonable to do so under the circumstances.

As part of the monetary claim established on the Application for Dispute Resolution by Direct Request and on the Direct Request worksheet, the landlord has included a monetary claim in the amount of \$450.00 owed for the security deposit which, as the landlord asserts, remains unpaid. As reimbursement for additional fees, such as late payment fees, and balances owed for unpaid deposits, 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. On the Application for Dispute Resolution by Direct Request, the landlord indicates that unpaid rent in the amount of \$2,700.00, which was due by August 01, 2018, remains outstanding, comprised of the unpaid rent owed for the months encompassing the period of June 2018 to August 2018. I note the landlord remains at liberty to file a separate Application for Dispute Resolution seeking to recover any other unpaid monetary amounts, such as security deposits, owed with respect to the tenancy.

I find that the tenant was obligated to pay monthly rent in the amount of \$900.00, as established in the tenancy agreement. I accept the evidence before me that the tenant has failed to pay rental arrears by August 01, 2018 in the amount of \$2,700.00, comprised of the balance of unpaid rent owed for the months encompassing the period of June 2018 to August 2018.

I accept the landlord's undisputed evidence and find that the tenant 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 tenant is 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 20, 2018.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$2,700.00 for unpaid rent owed by August 01, 2018, as claimed on the landlord's Application for Dispute Resolution by Direct Request.

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.

Pursuant to section 67 of the *Act*, I find that the landlord is entitled to a monetary Order in the amount of \$2,700.00 for unpaid rent. The landlord is provided with these Orders in the above terms and the tenant must be served with **this Order** as soon as possible. Should the tenant 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: October 09, 2018

Residential Tenancy Branch