



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.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on May 03, 2019, the landlord’s agent served the tenant with the Notice of Direct Request Proceeding by way of personal service via hand-delivery. The personal service was confirmed as the tenant acknowledged receipt of the Notice of Direct Request Proceeding by signing the Proof of Service form. The Proof of Service form also establishes that the service was witnessed by “HG” and a signature for “HG” is included on the form.

Based on the written submissions of the landlord, and in accordance with section 89 of the *Act*, I find that the tenant has been duly served with the Direct Request Proceeding documents on May 03, 2019.

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 on August 28, 2015, indicating a monthly rent of \$1,317.00, due on the first day of each month for a tenancy commencing on September 01, 2015. The tenancy agreement indicates that the landlord cooperates with various governmental agencies and/or a provincial housing commission with respect to subsidized housing, and that for eligible tenants, the rent is related to the tenant’s income. The provincial housing commission calculates the tenant’s portion of the rent contribution based on an application for rent subsidy. The tenancy agreement provides that the tenant is to provide income information for the

purpose of qualifying for subsidized housing and to calculate a rent contribution subsidy;

- A letter dated October 15, 2018, in which the landlord notified the tenant that subsequent to an “application for rent subsidy”, the calculation of the tenant’s rent contribution established that effective December 01, 2018, the tenant’s rent contribution was set at \$512.00, which effectively established that the tenant owes a monthly amount of \$512.00 per month toward the monthly rent owed under the tenancy agreement;
- A Direct Request Worksheet, with an attached rental ledger, showing the rent owing and paid during the portion of this tenancy in question, on which the landlord establishes that there is unpaid rent owed in the amount of \$1,987.00, comprised of the balance of unpaid rent owed by April 01, 2019;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated April 10, 2019, which the landlord states was served to the tenant on April 08, 2019, for \$1,987.00 in unpaid rent due on April 01, 2019, with a stated effective vacancy date of April 20, 2019; and
- A copy of the Proof of Service of the Notice form, asserting that the landlord’s agent served the Notice to the tenant by way of posting it to the door of the rental unit on April 08, 2019. 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 April 11, 2019, three days after its posting.

I find that the tenant was obligated to pay monthly rent, in the form of a tenant rent contribution, in the amount of \$512.00 per month. I accept the evidence before me that the tenant has failed to pay rental arrears in the amount of \$1,987.00, comprised of the balance of unpaid rent owed by April 01, 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, April 21, 2019.

Therefore, I find that the landlord is entitled to an Order of Possession based on the April 10, 2019 Notice served to the tenant for unpaid rent owed by April 01, 2019, 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.

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 08, 2019

Residential Tenancy Branch