



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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 a signed Proof of Service of the Notice of Direct Request Proceeding form which declares that on July 21, 2019, 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.

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 July 26, 2019, 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

I have reviewed all written submissions and evidence before me; however, only the evidence and submissions relevant to the issues and findings in this matter are described in this decision.

The landlord submitted the following evidentiary material:

- A copy of a residential tenancy agreement which was signed by the landlord and the tenant, indicating a monthly rent of \$2,400.00, due on the 15th day of each month for a tenancy commencing on October 15, 2018;
- A Direct Request Worksheet showing the rent owing during the relevant portion of this tenancy in question, on which the landlord establishes a monetary claim in the amount of \$6,000.00 for outstanding rent, comprised of the balance of unpaid rent due by July 01, 2019, for the months of May 2019, June 2019, and July 2019;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated July 04, 2019, which the landlord states was served to the tenant on July 04, 2019, for \$6,000.00 in unpaid rent due on July 01, 2019, with a stated effective vacancy date of July 16, 2019; and
- A copy of the Proof of Service of the Notice showing that the landlord served the Notice to the tenant by way of registered mail on July 04, 2019. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Number to confirm this mailing.

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 relevant documentary evidence provided by the landlord. Section 90 of the *Act* provides that because the Notice was served by registered mail, the tenant is deemed to have received the Notice five days after its mailing. In accordance with sections 88 and 90 of the *Act*, I find that the tenant is deemed to have received the Notice on July 09, 2018, five days after its registered mailing.

Direct Request proceedings are *ex parte* proceedings. In an *ex parte* proceeding, the opposing party is not invited to participate in the hearing or make any submissions. As there is no ability for the tenants to participate, there is a much higher burden placed on landlords in these types of proceedings than in a participatory hearing. This higher

burden protects the procedural rights of the excluded party and ensures that the natural justice requirements of the Residential Tenancy Branch are satisfied.

In this type of matter, the landlords must prove they served the tenant with the Notice of Direct Request Proceeding, the Notice, and all related documents with respect to the Direct Request process, in accordance with the *Act* and Policy Guidelines. In an *ex parte* Direct Request Proceeding, the onus is on the landlord to ensure that all submitted evidentiary material is in accordance with the prescribed criteria and does not lend itself to ambiguity or give rise to issues that may need further clarification beyond the purview of a Direct Request Proceeding. If the landlord cannot establish that all documents meet the standard necessary to proceed via the Direct Request Proceeding, the application may be found to have deficiencies that necessitate a participatory hearing, or, in the alternative, the application may be dismissed.

The tenancy agreement provided by the landlord demonstrates that the monthly rent is due on the 15th day of each month. Section 46 of the *Act* provides that the landlord may issue a 10 Day Notice to End Tenancy for Unpaid Rent to the tenant after the day that rent is due. Section 46 provides, in part, the following:

Landlord's notice: non-payment of rent

46 (1) A landlord may end a tenancy if rent is unpaid on any day after the day it is due, by giving notice to end the tenancy effective on a date that is not earlier than 10 days after the date the tenant receives the notice.

The application before me includes a tenancy agreement which demonstrates that the monthly rent is due on the 15th day of each month. Therefore, in accordance with section 46 of the *Act*, if the rent remains unpaid after the day on which it is due, the earliest opportunity for the landlord to issue a 10 Day Notice to End Tenancy for Unpaid Rent would be the following day. In the matter before me, the landlord's earliest opportunity to issue the Notice to the tenant for unpaid rent owing for July 2019 would have been on the 16th day of July 2019.

According to the application for dispute resolution and the Direct Request worksheet provided by the landlord, the landlord is seeking a monetary Order arising from unpaid rent owed for the months of May 2019, June 2019, and July 2019. As the landlord issued the Notice, dated July 04, 2019, on July 04, 2019, earlier than the day of the month on which the monthly rent is due, I find that the landlord has issued the Notice to the tenant, with respect to unpaid rent owed for July 2019, earlier than permitted under section 46 of the *Act*.

Therefore, with respect to unpaid rent owed for July 2019, I find that the Notice is not in compliance with the provisions of section 46 of the *Act* and that it is not open to the landlord to seek an Order of Possession and a monetary Order based on unpaid rent owed for July 2019. Based on the foregoing, I dismiss the portion of the landlord's

application for a monetary Order with respect to unpaid rent owed for the month of July 2019 with leave to reapply.

However, the information provided on the application for dispute resolution and on the Direct Request worksheet provides that the landlord's monetary claim arises from unpaid rent owed for the months of May 2019, June 2019, and July 2019. The Notice to End Tenancy issued to tenant includes the balance of unpaid rent owed in the amount of \$3,600.00 for the months of May 2019 and June 2019.

Therefore, it remains open for the landlord to pursue an Order of Possession and a monetary Order based on unpaid rent owed for May 2019 and June 2019, as I find that the 10 Day Notice to End Tenancy for Unpaid Rent served on July 04, 2019 for the portion of unpaid rent owed for the months of May 2019 and June 2019 has been served in accordance with the *Act*. According to the information provided on the Direct Request worksheet, there remains unpaid rent owed in the amount of \$3,600.00 for the months of May 2019 and June 2019.

I find that the tenant was obligated to pay monthly rent in the amount of \$2,400.00, as established in the tenancy agreement. I accept the evidence before me that the tenant has failed to pay the balance of rental arrears due by June 15, 2019, in the amount of \$3,600.00, comprised of the balance of unpaid rent owed for the months of May 2019 and June 2019.

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, July 19, 2019, pursuant to section 53(2) of the *Act*.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$3,600.00 for unpaid rent owed for the months of May 2019 and June 2019, as claimed on the landlord's Application for Dispute Resolution by Direct Request.

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. 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 \$3,700.00 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 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.

I dismiss the portion of the landlord's application for a monetary Order with respect to unpaid rent owed for the month of July 2019 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: July 31, 2019

Residential Tenancy Branch