



Dispute Resolution Services

Page: 1

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 August 29, 2019, the landlord sent Tenant S.S. the Notice of Direct Request Proceeding by registered mail to the rental unit. The landlord provided a copy of the Canada Post receipt containing the Tracking Number to confirm this mailing. Based on the written submissions of the landlord and in accordance with sections 89 and 90 of the *Act*, I find that Tenant S.S. is deemed to have been served with the Direct Request Proceeding documents on September 3, 2019, the fifth day after their registered mailing.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on August 29, 2019, the landlord sent the Notice of Direct Request Proceeding by registered mail to Person C.A. and not to Tenant C.S., the second tenant named in the Application for Dispute Resolution.

I find I am not able to confirm service of the Notice of Direct Request Proceeding to Tenant C.S. and for this reason I will only proceed with the portion of the landlord's application naming Tenant S.S. as a respondent.

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

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 relevant evidentiary material:

- A copy of a residential tenancy agreement which was names a landlord who is not the applicant and was signed by Tenant S.S. on August 18, 2018, indicating a monthly rent of \$750.00, due on the first day of each month for a tenancy commencing on August 18, 2018;
- A copy of letter discussing the change of company name from the landlord named in the tenancy agreement to the landlord applying for dispute resolution;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated July 3, 2019, for \$1,125.00 in unpaid rent. The 10 Day Notice provides that Tenant S.S. 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 July 16, 2019;
- A copy of a witnessed Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was posted to Tenant S.S.'s door at 10:15 am on July 3, 2019; 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 Tenant S.S. was deemed served with the 10 Day Notice on July 6, 2019, three days after its posting.

I find that Tenant S.S. was obligated to pay the monthly rent in the amount of \$750.00, as per the tenancy agreement.

I accept the evidence before me that Tenant S.S. has 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 Tenant S.S. is 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, July 16, 2019.

Therefore, I find that the landlord is entitled to an Order of Possession for unpaid rent as of the date of this application, August 27, 2019.

Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on Tenant S.S. Should Tenant S.S. **and any other occupant** 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 04, 2019

Residential Tenancy Branch