



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 landlords (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 form which declares that on September 06, 2019, the landlord “WF” served the tenant with the Notice of Direct Request Proceeding by way of posting it to the door of the rental unit. The Proof of Service form establishes that the service was witnessed by “WP” and a signature for “WP” 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 September 09, 2019, 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

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, in part, the following evidentiary material:

- A copy of a residential tenancy agreement which was signed by the landlords’ agents and the tenant on February 21, 2018, indicating a monthly rent of

\$1,000.00, due on the first day of the month for a tenancy commencing on March 01, 2018;

- A Direct Request Worksheet showing the rent owing and paid during the relevant portion of this tenancy in question, on which the landlord establishes that there is unpaid rent owed in the amount of \$1,100.00, comprised of the cumulative balance of unpaid rent due by August 01, 2019 for the months of July 2019 and August 2019. The landlord indicates that there is unpaid rent owed in the amount of \$100.00 for July 2019 and unpaid rent owed in the amount of \$1,000.00 for August 2019;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated July 27, 2019, which the landlord states was served to the tenant on July 27, 2019, for \$1,100.00 in unpaid rent due on August 01, 2019, with a stated effective vacancy date of August 09, 2019; and
- A copy of the Proof of Service of the Notice form showing that the landlord's agent served the Notice to the tenant by way of leaving a copy in the mailbox or mail slot at the tenant's residence on July 27, 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.

The landlord provided a written submission, dated September 02, 2019, attesting that the applicant landlords are the legal owners of the property which comprises the rental unit. The landlord "WF" provided copies of a municipal property tax notice and provincial property assessment notice to show that he is the legal owner of the property which comprises the rental unit. The landlord states that the individuals listed as the landlords on the tenancy agreement are property managers authorized to act on behalf of the landlord.

Analysis

I have reviewed all documentary evidence provided by the landlord. Section 90 of the *Act* provides that because the Notice was served by way of leaving a copy in the mail box or mail slot at the tenant's residence, the tenant is deemed to have received the Notice three days after it was left in the mail box or mail slot. In accordance with sections 88 and 90 of the *Act*, I find that the tenant is deemed to have received the Notice on July 30, 2019, three days after it was left in the mail box or mail slot.

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 first 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 first day of each month for a tenancy commencing on March 01, 2018. 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 August 2019 would have been on the second day of August 2019.

According to the Direct Request Worksheet provided by the landlord, the landlord establishes that there is unpaid rent owed for the months of July 2019 and August 2019. As the landlord issued the Notice, dated July 27, 2019, on July 27, 2019, earlier than the day of the month on which the monthly rent is due for August 2019, I find that the landlord has issued the Notice to the tenant, with respect to unpaid rent owed for August 2019, earlier than permitted under section 46 of the *Act*.

Therefore, with respect to unpaid rent owed for August 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 based on unpaid rent owed for August 2019.

However, the information provided on the Direct Request Worksheet provides that the amount of \$1,100.00 indicated on the Notice, dated July 27, 2019, is comprised of unpaid rent owed in the amount of \$100.00 for July 2019, and unpaid rent in the amount of \$1,000.00 owed for the month of August 2019. Therefore, it remains open for the landlord to pursue an Order of Possession based on unpaid rent arising from outstanding rent owed for the month of July 2019, as I find that the 10 Day Notice to End Tenancy for Unpaid Rent served on July 27, 2019 for the portion of unpaid rent owed for the month of July 2019 has been served in accordance with the *Act*.

I find that the tenant was obligated to pay monthly rent in the amount of \$1,000.00, as established in the tenancy agreement. I accept the evidence before me that the tenant has failed to pay rental arrears in the amount of \$100.00, comprised of the outstanding balance of unpaid rent owed by July 01, 2019 for the month of July 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 effective date of the Notice, August 09, 2019.

Therefore, I find that the landlord is entitled to an Order of Possession based on the July 27, 2019 Notice served to the tenant for unpaid rent owed by July 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: September 12, 2019

Residential Tenancy Branch