



# 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 form which declares that on September 18, 2019, the landlord’s agent “MP” 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 “PJ” and a signature for “PJ” 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 21, 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 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 \$825.00, due on the first day of each month for a tenancy commencing on September 01, 2017;

- A copy of a "Notice of Rent Increase" form, provided to the tenant during the course of the tenancy, which demonstrates that the monthly rent was raised to the current amount of \$845.00, effective August 01, 2019;
- 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 in the amount of \$845.00, comprised of the balance of unpaid rent due by September 02, 2019;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated September 02, 2019, which the landlord states was served to the tenant on September 02, 2019, for \$845.00 in unpaid rent due on September 01, 2019, with a stated effective vacancy date of September 12, 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 personal service via hand-delivery on September 02, 2019. The personal service was confirmed as the tenant acknowledged receipt of the Notice by signing the Proof of Service 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 and find that in accordance with section 88 of the *Act* the tenant was duly served with the Notice on September 02, 2019.

I find that as of August 01, 2019, the tenant was obligated to pay monthly rent in the amount of \$845.00, as the landlord has established that the monthly rent amount was increased from the initial amount of \$825.00, as established in the tenancy agreement, to the current amount of \$845.00, effective August 01, 2019, as per the Notice of Rent Increase form.

I accept the evidence before me that the tenant has failed to pay rental arrears in the amount of \$845.00, comprised of the balance of unpaid rent owed by September 01, 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, September 12, 2019.

Therefore, I find that the landlord is entitled to an Order of Possession based on the September 02, 2019 Notice served to the tenant for unpaid rent owed by September 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 30, 2019

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Residential Tenancy Branch