



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PREMIER CANADIAN PROPERTIES
and [tenant name suppressed to protect privacy]

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 for unpaid rent.

The Landlord submitted a signed Proof of Service - Notice of Direct Request Proceeding document which declared that on October 4, 2019, the Landlord served the Tenant the Notices of Direct Request Proceeding by registered mail. The Landlord included the Canada Post receipts and tracking numbers that related to the posted Notice. Based on the written submissions of the Landlord and in accordance with sections 89 and 90 of the *Act*, I find that the Tenant is deemed to have been served with the Direct Request Proceeding documents on October 9, 2019, five days after posting.

Issues 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 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 appeared to be signed by the Tenant, indicating a monthly rent of \$1,000.00, due on the first day of each month for a tenancy commencing on April 1, 2019;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the “10 Day Notice”) dated September 6, 2019, for \$1,000.00 in unpaid rent. The 10 Day Notice provided that the Tenant 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 September 19, 2019;
- A copy of a Proof of Service Notice to End Tenancy form which indicated that the 10 Day Notice was attached to the door of the rental unit on September 6, 2019;
- A Direct Request Worksheet showing the balance of the rent owing during the relevant portion of this tenancy; and

Analysis

I have reviewed all documentary evidence and in accordance with sections 88 and 90 of the *Act*, I find that the Tenant was served with the 10 Day Notice on September 9, 2019.

I find that the Tenant was obligated to pay the monthly rent in the amount of \$1,000.00, as per the Tenancy Agreement.

I accept the evidence before me that the Tenant 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 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 10 Day Notice, September 19, 2019.

Therefore, I find that the Landlord is entitled to an Order of Possession and a monetary award in the amount of \$1,000.00, the amount claimed by the Landlord for the unpaid rent owing for September 2019.

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 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 grant the Landlord a Monetary Order in the amount of \$1,100.00 for the unpaid rent owed for September 2019 and for the recovery of the filing fee for this application. The Landlord is provided with this Order in the above terms and the Tenant must be served with this Monetary Order as soon as possible. Should the Tenant fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that Court.

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: October 10, 2019

Residential Tenancy Branch