



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MAXSAVE REAL ESTATE SERVICES LTD. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPRM-DR

Introduction

The 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 which declares that on December 17, 2019, the landlord sent the tenant the Notice of Direct Request Proceeding by registered mail to the rental unit. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Number to confirm this mailing. Based on the written submission 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 document on December 22, 2019, the fifth day after its 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*?

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 section.

The landlords submitted the following relevant evidentiary material:

- A copy of the residential tenancy agreement which was signed by the landlord's agent and the tenant on June 13, 2017, indicating a monthly rent of \$1,600.00, due the first day of each month for a tenancy commencing on June 15, 2017;
- A copy of the 10 Day Notice to End Tenancy for Unpaid Rent (the "10 Day Notice") dated December 2, 2019, for \$1,600.00 in unpaid rent. The 10 Day Notice provides that the tenant had five days from the date of service to pay the rent in full or apply for Dispute Resolution or the tenant would end on the effective vacant date of December 12, 2019;
- A copy of a witnessed Proof of Service to End Tenancy form which indicates that the 10 Day Notice was posted to the tenant's door at 2:08 p.m. on December 2, 2019;
- A Direct Request Worksheet showing the rent owing during the relevant portion of this tenancy, with an attached "Reconciliation Sheet" for the rental unit.

Analysis

I have reviewed all documentary evidence and in accordance with sections 88 and 90 of the Act, I find that the tenant was deemed served with the 10 Day Notice on December 5, 2019, three days after its posting.

I find that the tenant was obligated to pay the monthly rent in the amount of \$1,600.00, as per the tenancy agreement.

I accept the evidence before me that the tenant has failed to pay the rent owed in full by December 10, 2019, 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 sections 46(5) and 53(2) of the Act to have accepted that the tenancy ended on the corrected effective date of the 10 Day Notice, December 12, 2019.

I find the landlord is entitled to an Order of Possession and a monetary award in the amount of \$1,600.00, the amount claimed by the landlord, for unpaid rent owing for December 2019.

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 of the *Act*, I grant the landlord a Monetary Order in the amount of \$1,600.00 for rent owed for December 2019. The landlord is provided with this Order in the above terms and the tenant must be served with **this 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: December 23, 2019

Residential Tenancy Branch