



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on January 11, 2020, 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 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 January 16, 2020, the fifth day after their 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*?

Is the landlord entitled to recover the filing fee for this application pursuant to section 72 of the *Act*?

Background and Evidence

The landlord submitted the following relevant evidentiary material:

- A copy of a residential tenancy agreement which was signed by the landlord and the tenant on April 17, 2019, indicating a monthly rent of \$1,800.00, due on the first day of each month for a tenancy commencing on May 1, 2019;

- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the October 10 Day Notice) dated December 26, 2019, for \$1,800.00 in unpaid rent that was due on October 1, 2019. The October 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 tenancy would end on the stated effective vacancy date of January 6, 2020;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the November 10 Day Notice) dated December 26, 2019, for \$1,800.00 in unpaid rent that was due on November 1, 2019. The November 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 tenancy would end on the stated effective vacancy date of January 6, 2020;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the December 10 Day Notice) dated December 26, 2019, for \$1,800.00 in unpaid rent that was due on December 1, 2019. The December 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 tenancy would end on the stated effective vacancy date of January 6, 2020;
- A copy of a the first page of a Proof of Service Notice to End Tenancy form which indicates that the October, November, and December 10 Day Notices were sent to the tenant by registered mail on December 26, 2019;
- A copy of a Canada Post Customer Receipt containing the Tracking Number to confirm the October, November, and December 10 Day Notices were sent to the tenant on December 26, 2019;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the January 10 Day Notice) dated January 5, 2020, for \$1,800.00 in unpaid rent that was due on January 1, 2020. The January 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 tenancy would end on the stated effective vacancy date of January 15, 2020;
- A copy of a Proof of Service Notice to End Tenancy form which indicates that the January 10 Day Notice was sent to the tenant by registered mail on January 5, 2020;
- A copy of a Canada Post Customer Receipt containing the Tracking Number to confirm the January 10 Day Notice was sent to the tenant on January 5, 2020; 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 I find that the tenant was obligated to pay the monthly rent in the amount of \$1,800.00, as per the tenancy agreement.

In accordance with sections 88 and 90 of the *Act*, I find that the tenant was deemed served with the October, November, and December 10 Day Notices on December 31, 2019, five days after their registered mailing.

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 October, November, or December 10 Day Notices within their 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 October, November, and December 10 Day Notices, January 10, 2020.

In accordance with sections 88 and 90 of the *Act*, I find that the tenant was deemed served with the January 10 Day Notice on January 10, 2020, five days after their registered mailing.

Section 46(4) of the *Act* states that within five days of a tenant receiving the 10 Day Notice, the tenant may either pay the rent or dispute the 10 Day Notice.

I find that the fifth day for the tenant to have either paid the rent or disputed the January 10 Day Notice was January 15, 2020.

I find the landlord applied for dispute resolution on January 8, 2020, before the tenant's last day to dispute the January 10 Day Notice.

For this reason, I cannot consider the portion of the landlord's application for a Monetary Order for unpaid rent owing for January 2020.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary award in the amount of \$5,400.00, the amount claimed by the landlord for unpaid rent owing for October 2019, November 2019, and December 2019, as of the date of this application, January 8, 2020.

As the landlord was partially 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 \$5,500.00 for rent owed for October 2019, November 2019, and December 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 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.

I dismiss the landlord's application for a Monetary Order for unpaid rent owing for January 2020 with leave to reapply.

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: January 17, 2020

Residential Tenancy Branch