



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR-DR-PP, 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 Notice of Direct Request Proceeding which declares that on October 21, 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 October 26, 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 March 14, 2020, indicating a monthly rent of \$1,350.00, due on the first day of each month for a tenancy commencing on April 1, 2020;
- A copy of a Repayment Plan dated September 1, 2020 indicating the tenant would be responsible for repayment of affected rent in monthly installments of \$510.00 starting on October 1, 2020;
- A copy of a proof of service document which was signed by the tenant and indicates the Repayment Plan was personally served to the tenant on September 2, 2020;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated October 2, 2020, for \$1,350.00 in unpaid base rent and \$510.00 in unpaid affected 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 tenancy would end on the stated effective vacancy date of October 12, 2020;
- A copy of a witnessed Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was placed in the tenant's mailbox or mail slot at 6:15 pm on October 2, 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 \$1,350.00, 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 10 Day Notice on October 5, 2020, three days after it was placed in the mailbox or mail slot.

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 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, October 15, 2020.

Policy Guideline #52 provides the following information pertaining to repayment plans:

“The date of the first installment must be at least 30 days after the date the repayment plan is given by the landlord to the tenant...”

For example, if the landlord gave the tenant a repayment plan on August 22, 2020, the repayment period starts on that day. If the tenancy agreement stipulates that rent is due on the first of each month, the first installment payment would be due on October 1, 2020.”

I find that the repayment plan submitted by the landlord was given to the tenant on September 2, 2020. As the rent is due on the first day of each month, to allow for the 30-day requirement, I find that the first installment wouldn't be due until November 1, 2020.

I find that the 10 Day Notice includes affected rent owing and was issued on October 2, 2020. I find that the landlord did not provide the tenant the 30 days required in accordance with Policy Guideline #52 and the *C19 Act*.

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

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary award in the amount of \$1,350.00, the amount claimed by the landlord for unpaid base rent owing for October 2020, as of the date of this application, October 15, 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 \$1,450.00 for base rent owed for October 2020 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 affected rent 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: October 30, 2020

Residential Tenancy Branch