



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding LANGARA GARDENS HOLDINGS LTD. and LANGARA GARDENS and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes   OPR-DR, 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 filed by the Landlords for an order of possession and a monetary order based on unpaid rent, and an order granting recovery of the filing fee.

The Landlords submitted a signed Proof of Service - Notice of Direct Request Proceeding document which declares that the Landlords served the Tenant with the Notice of Direct Request Proceeding and supporting documents by registered mail on December 24, 2020. The Landlords provided copies of the Canada Post receipts containing the Tracking Number to confirm this mailing. Based on the written submissions of the Landlords and in accordance with sections 89 and 90 of the *Act*, I find the Tenant is deemed to have received these documents on December 29, 2020, five days after they were mailed.

### Issues to be Decided

1. Are the Landlords entitled to an order of possession for unpaid rent pursuant to sections 46 and 55 of the *Act*?
2. Are the Landlords entitled to monetary compensation for unpaid rent pursuant to section 67 of the *Act*?
3. Are the Landlords 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 and submissions relevant to the issues and findings in this matter are described in this decision.

The Landlords submitted the following relevant evidentiary material:

- A copy of a residential tenancy agreement which was signed by the previous owner of the rental property and the Tenant on July 20, 2014, indicating a monthly rent of \$1,310.00, due on or before the first day of each month for a fixed-term tenancy commencing on August 1, 2014 and ending on July 31, 2015;
- Copies of notices of rent increases effective August 1, 2015 (\$1,325.00), August 1, 2016 (\$1,363.00), August 1, 2017 (\$1,413.00), August 1, 2018 (\$1,469.00), and August 1, 2019 (\$1,505.00);
- A copy of correspondence dated February 5, 2020 confirming transfer or ownership of the rental property to the named Landlords;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated December 4, 2020 (the "10 Day Notice"), for \$1,505.00 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 tenancy would end on the stated effective vacancy date of December 17, 2020;
- A copy of a Proof of Service - Notice to End Tenancy form which indicates that the 10 Day Notice was served on the Tenant by leaving a copy on the door or other conspicuous place at the Tenant's residence on December 4, 2020. Service in this manner was witnessed by J.K.; and
- A Direct Request Worksheet and supporting document 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 \$1,505.00, as per the tenancy agreement and notices of rent increase.

In accordance with sections 88 and 90 of the *Act*, I find that the Tenant is deemed to have received the 10 Day Notice on December 7, 2020, three days after it was posted to the Tenant's door.

I accept the evidence before me that the Tenant 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 December 17, 2020, the effective date of the 10 Day Notice.

Therefore, I find the Landlords are entitled to an order of possession and a monetary award in the amount of \$1,505.00 for unpaid rent.

As the Landlords are successful, I find they are also entitled to a monetary award in the amount of \$100.00 in recovery of the filing fee paid to make the application.

### Conclusion

The Landlords are granted an order of possession which will be effective two days after it is served on the Tenant. The order of possession may be filed and enforced as an order of the Supreme Court of British Columbia.

The Landlords are granted a monetary order in the amount of \$1,605.00 for rent due on December 1, 2020 and for the recovery of the filing fee for this application. The monetary order must be served on the Tenant. The monetary order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

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 14, 2021

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Residential Tenancy Branch