



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding VANCOUVER NATIVE HOUSING
SOCIETY and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR-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 Landlord for an order of possession based on unpaid rent and an order granting recovery of the filing fee.

The Landlord submitted a signed Proof of Service - Notice of Direct Request Proceeding document which declares that the Landlord served the Tenant with the Notice of Direct Request Proceeding and supporting documents by registered mail on January 8, 2021, which service was witnessed by J.L. The Landlord provided copies of the Canada Post receipts containing the Tracking Number to confirm these mailings. Based on the written submissions of the Landlord and in accordance with sections 89 and 90 of the *Act*, I find the Tenant is deemed to have received these documents on January 13, 2021, five days after they were mailed.

Issues to be Decided

1. Is the Landlord entitled to an order of possession for unpaid rent pursuant to sections 46 and 55 of the *Act*?
2. 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 and submissions relevant to the issues and findings in this matter are described in this decision.

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 May 27, 2011, indicating a monthly rent of \$1,029.00 due on the first day of each month for a tenancy commencing on June 1, 2011;
- A copy of a decision issued by the Residential Tenancy Branch on November 14, 2016 granting the Landlord an order of possession with respect to the rental unit;
- A copy of a Writ of Possession granted to the Landlord on November 29, 2016;
- A copy of a residential tenancy agreement which was signed by the Landlord and the Tenant on January 11, 2017, indicating a monthly rent of \$1,168.00 due on the first day of each month for a tenancy commencing on January 1, 2017;
- A copy of a Tenant Profile dated January 10, 2020;
- A copy of an Application for Rent Subsidy date-stamped January 16, 2020 confirming a rent contribution amount of \$542.00 per month;
- A copy of an email from the Landlord to the Tenant dated December 4, 2020 advising that the Tenant owed \$544.00 in rent;
- A copy of a type-written letter from the Landlord to the Tenant dated December 7, 2020 advising that the Tenant owed \$544.00 in rent;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated December 15, 2020 for \$544.00 in unpaid rent (the "10 Day Notice"). 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 31, 2020;
- A copy of a signed Proof of Service - Notice to End Tenancy form which indicates that the 10 Day Notice was served on the Tenant by attaching a copy to the door or other conspicuous place on December 16, 2020, which service was witnessed by H.K.; and
- A copy of an International Lease Ledger for the period from June 1, 2011 to January 1, 2021.

Analysis

I have reviewed all documentary evidence and I find that the Tenant was obligated to pay the monthly rent in the amount of \$542.00 as per the Application for Rent Subsidy.

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 19, 2020, three days after it was attached to the Tenant's door or other conspicuous place.

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 29, 2020, the corrected effective date of the 10 Day Notice.

Therefore, I find the Landlord is entitled to an order of possession which will be effective two days after it is served on the Tenant.

As the Landlord is 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 Landlord is 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 Landlord is granted a monetary order in the amount of \$100.00 in 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 28, 2021

Residential Tenancy Branch