



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CAPREIT LIMITED PARTNERSHIP
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 Landlord for an order of possession and a monetary order for unpaid rent and to recover the filing fee.

The Landlord submitted signed Proof of Service Notice of Direct Request Proceeding documents which declare that the Landlord served each Tenant with a Notice of Dispute Resolution Proceeding and supporting documents by registered mail on March 25, 2021. Canada Post receipts which included the tracking number were submitted in support. Pursuant to section 89 and 90 of the *Act*, I find these documents are deemed to have been received by the Tenants on March 30, 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 a monetary order for unpaid rent pursuant to sections 46 and 67 of the *Act*?
3. 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 decision.

The Landlord submitted the following relevant evidentiary material:

- A copy of a residential tenancy agreement which was signed on November 14, 2014, indicating a monthly rent in the amount of \$850.00 due on the first day of each month, for a tenancy commencing on December 1, 2014;
- A copy of a 2018 Property Tax Statement submitted as proof of the Landlord's acquisition of the rental property;
- Copies of Notices of Rent Increase effective December 1, 2015 (from \$850.00 to \$871.25), December 1, 2016 (from \$871.25 to \$896.51), December 1, 2017 (from \$896.51 to \$929.68), December 1, 2018 (from \$929.68 to \$966.86), and December 1, 2019 (from \$966.86 to \$991.03);
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated March 3, 2021 for \$323.09 in unpaid rent (the "10 Day Notice"). The 10 Day Notice provides that the Tenants 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 March 16, 2021;
- A copy of a signed Proof of Service Notice to End Tenancy forms which indicate that the 10 Day Notice was served on the Tenants by attaching a copy to the Tenants' door or other conspicuous place on March 3, 2021, which service was witnessed by J.L.;
- A copy of a Direct Request Worksheet showing the rent owing and paid during the relevant period;
- A copy of a receipt dated February 26, 2021 acknowledging partial rent payments "FOR USE AND OCCUPANCY ONLY"; and
- A copy of a Statement of Account for the period from September 1, 2020 to March 1, 2021.

Analysis

I have reviewed all documentary evidence and I find that the Tenants were obligated to pay monthly rent in the amount of \$991.03.

In accordance with sections 88 and 90 of the *Act*, I find that the Tenants are deemed to have received the 10 Day Notice on March 6, 2021, three days after it was attached to the Tenants' door or other conspicuous place.

I accept the evidence before me that the Tenants failed to pay the rent owed in full within the five days after receipt of the 10 Day Notice 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 Tenants are conclusively presumed under sections 46(5) and 53(2) of the *Act* to have accepted that the tenancy ended on March 16, 2021, the 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 Tenants.

I also find the Landlord has demonstrated an entitlement to a monetary award in the amount of \$323.09 for unpaid rent. Claims are limited to what is indicated in the 10 Day Notice. The Landlord remains at liberty to reapply for a monetary order for any additional unpaid rent or other losses.

Having been successful, I also find the Landlord is entitled to recover the \$100.00 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 Tenants. The order of possession must be served on the Tenants. 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 \$423.09 for unpaid rent and in recovery of the filing fee. The monetary order must be served on the Tenants. 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: April 16, 2021

Residential Tenancy Branch