



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR-DR

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.

The landlord submitted a signed Proof of Service Notice of Direct Request Proceeding which declares that on April 27, 2021, the landlord sent Tenant R.W. 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 Tenant R.W. is deemed to have been served with the Direct Request Proceeding documents on May 2, 2021, the fifth day after their registered mailing.

The landlord has not submitted a copy of a Proof of Service Notice of Direct Request Proceeding form or any other evidence to demonstrate that the Notice of Direct Request Proceeding was served to Tenant O.C. For this reason, I will only proceed with the portion of the landlord's application naming Tenant R.W. as a respondent.

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*?

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 Tenant R.W. on January 15, 2020, indicating a monthly rent of \$1,400.00, due on the first day of each month for a tenancy commencing on February 1, 2020
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated April 3, 2021, for \$1,400.00 in unpaid rent. The 10 Day Notice provides that Tenant R.W. 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 April 15, 2021
- A copy of a Canada Post Customer Receipt containing the tracking number to confirm the 10 Day Notice was sent to Tenant R.W. on April 3, 2021
- A Direct Request Worksheet showing the rent owing and paid during the relevant portion of this tenancy. The Direct Request Worksheet noted that, of the \$1,400.00 identified as owing in the 10 Day Notice, \$400.00 was paid on April 2, 2021 and \$500.00 was paid on April 7, 2021

Analysis

I have reviewed all documentary evidence and I find that Tenant R.W. was obligated to pay the monthly rent in the amount of \$1,400.00, as per the tenancy agreement.

In accordance with sections 88 and 90 of the *Act*, I find that Tenant R.W. was deemed served with the 10 Day Notice on April 8, 2021, five days after its registered mailing.

I accept the evidence before me that Tenant R.W. 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 Tenant R.W. 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, April 18, 2021.

Therefore, I find that the landlord is entitled to an Order of Possession for unpaid rent as of the date of this application, April 15, 2021.

Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on Tenant R.W. Should Tenant R.W. and any other occupant fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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: May 11, 2021

Residential Tenancy Branch