



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **OPR-DR, MNR-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 and a monetary order based on unpaid rent.

The Landlord submitted two signed Proof of Service Notice of Direct Request Proceeding forms which declare that on July 15, 2021, the Landlord sent the Notice of Dispute Resolution Proceeding - Direct Request by registered mail to each Tenant. The Landlord provided two copies of the Canada Post Customer Receipts containing the tracking numbers to confirm this mailing.

Based on the written submissions and evidence of the Landlord and in accordance with sections 89(1) and 90 of the *Act*, I find that the Direct Request Proceeding documents were served on July 15, 2021 and are deemed to have been received by the Tenants on July 20, 2021, the fifth day after they were mailed.

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*?

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 Tenants on April 1, 2015, indicating a monthly rent of \$780.00, due on the first day of each month for a tenancy commencing on May 1, 2015.
- A copy of four Notice of Rent Increase forms showing the rent being increased from \$780.00 to the monthly rent amount of \$865.00.
- Two copies of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the “10 Day Notice”) dated June 2, 2021, for \$1,730.00 in unpaid rent addressed to each Tenant individually. 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 June 12, 2021.
- Two copies of a witnessed Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was posted to the tenants’ door at 3:00pm on June 2, 2021
- A document titled “Tenant Ledger” indicating the rent owing and paid during the relevant period.
- A Direct Request Worksheet showing the rent owing and paid during the relevant period

Analysis

I have reviewed all documentary evidence and I find that the Tenants were obligated to pay the monthly rent in the amount of \$865.00, the increased rent amount since the tenancy began on May 1, 2015.

In accordance with sections 88 and 90 of the *Act*, I find that the 10 Day Notices were served on June 2, 2021 and are deemed to have been received by the Tenants on June 5, 2021, three days after posting them to the door.

I accept the evidence before me that the Tenants have 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 Notices 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 the corrected effective date of the 10 Day Notices, June 15, 2021.

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

I further find that the Landlord is entitled to a monetary award in the amount of \$1,730.00, the amount claimed by the Landlord for unpaid rent for May and June 2021, as of the date of this application, June 17, 2021.

Conclusion

I grant an order of possession to the Landlord effective **two days after service of this order** on the Tenants. Should the Tenants 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 section 67 of the *Act*, I grant the Landlord a monetary order in the amount of \$1,730.00 for unpaid rent. The Landlord is provided with this order in the above terms and the Tenants must be served with **this order** as soon as possible. Should the Tenants 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.

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: July 21, 2021

Residential Tenancy Branch