



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding BLUERIDGE APARTMENTS and  
[tenant name suppressed to protect privacy]

## 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 to obtain an order of possession and a monetary order based on unpaid rent.

This decision is written based on the Application for Dispute Resolution, evidence, and submissions provided by the Landlord on July 22, 2021.

The Landlord submitted two copies of a Proof of Service Notice of Direct Request Proceeding form which declare that on August 12, 2021, the Landlord sent each Tenant the Notice of Dispute Resolution Proceeding - Direct Request by registered mail to the rental unit. The Landlord provided two copies of the Canada Post Customer Receipts containing the tracking numbers to confirm they served the Tenants.

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 August 12, 2021 and are deemed to have been received by the Tenants on August 17, 2021, the fifth day after they were mailed.

### Issues 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

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 November 14, 2019, indicating a monthly rent of \$2,150.00, due on the first day of each month for a tenancy commencing on December 1, 2019;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the “10 Day Notice”) dated July 5, 2021, for \$5,150.00 in unpaid rent. 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 July 15, 2021;
- a copy 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 6:05pm on July 5, 2021;
- a copy of a receipt “for use and occupancy only” dated July 20, 2021 for \$500.00 received; and;
- a copy of a Direct Request Worksheet. The Landlord indicates on the Application for Dispute Resolution that the Tenants owed \$850.00 for May 2021, \$2,150.00 for June 2021, \$2,150.00 for July 2021 and made partial payment of \$500.00 on July 13, 2021.

## Analysis

I have reviewed all documentary evidence and I find that the Tenants were obligated to pay the monthly rent in the amount of \$2,150.00, as per the tenancy agreement.

In accordance with sections 88 and 90 of the *Act*, I find that the 10 Day Notice was served on July 5, 2021 and is deemed to have been received by the Tenants on July 8, 2021, three days after it was posted to the door of the rental unit.

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 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 the corrected effective date of the 10 Day Notice, July 18, 2021.

Therefore, I find that the Landlord is entitled to an order of possession and a monetary award in the amount of \$4,650.00, the amount claimed by the Landlord for unpaid rent owing for May 2021, June 2021 and July 2021.

### Conclusion

I grant an order of possession to the Landlord effective **two days after service of this order** on the Tenant(s). Should the Tenant(s) 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 \$4,650.00 for unpaid rent. The Landlord is provided with this order in the above terms and the Tenant(s) must be served with **this order** as soon as possible. Should the Tenant(s) 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: August 31, 2021

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Residential Tenancy Branch