



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding INLET VIEW C/O BAYSIDE PROPERTY SERVICES LTD. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **OPR-DR, MNR-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 by the Landlord to obtain an order of possession based on unpaid rent, to obtain monetary compensation for unpaid rent, and to recover the filing fee paid for the application.

This decision is written based on the Application for Dispute Resolution, evidence, and submissions provided by the Landlord on July 26, 2021.

The Landlord submitted a copy of a Proof of Service Notice of Direct Request Proceeding form which declares that on August 11, 2021, the Landlord sent the Tenant the Notice of Dispute Resolution Proceeding - Direct Request by registered mail to the rental unit. The Landlord provided a copy of an envelope containing the Canada Post tracking number to confirm they served the Tenant.

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 11, 2021 and are deemed to have been received by the Tenant on August 16, 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*?

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 July 30, 2020, indicating a monthly rent of \$1,850.00, due on the first day of each month for a tenancy commencing on August 1, 2020;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the “10 Day Notice”) dated June 15, 2021, for \$4,175.00 in unpaid rent. 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 June 30, 2021;
- a copy of a Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was sent to the Tenant by registered mail on June 15, 2021. The Landlord submitted a copy of a tracking report which indicates that the 10 Day Notice was delivered on June 18, 2021;
- a copy of a tenant ledger indicating outstanding rent in the amount of \$1,325.00 as of July 15, 2021; and;
- a copy of Direct Request Worksheet.

Analysis

I have reviewed all documentary evidence and I find that the Tenant was obligated to pay the monthly rent in the amount of \$1,850.00, as per the tenancy agreement.

In accordance with with the tracking report and section 88 of the *Act*, I find that the 10 Day Notice was served on June 18, 2021.

I accept the evidence before me that the Tenant 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 the Tenant is conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the 10 Day Notice, June 30, 2021.

Therefore, I find that the Landlord is entitled to an order of possession.

I find that the balance of rent owing on the tenant ledger does not match the total monetary amount requested on the application by the Landlord. There is an unexplained difference of \$150.00. The Direct Request Worksheet must clearly show all months for which the Tenant still owes rent in order to substantiate the Landlord's claim.

For this reason, the Landlord's application for a monetary order for unpaid rent is dismissed, with leave to reapply.

As the Landlord was partially successful in this application, I find that the Landlord is entitled to recover the \$100.00 filing fee paid for this application.

Conclusion

I grant an order of possession to the Landlord effective **two days after service of this order** on the Tenant. Should the Tenant fail to comply with this order, this order may be filed and enforced as an order of the Supreme Court of British Columbia.

I dismiss the Landlord's application for a monetary order for unpaid rent with leave to reapply.

Pursuant to section 72 of the *Act*, I grant the Landlord a monetary order in the amount of \$100.00 for the recovery of the filing fee for this application. The Landlord is provided with this order in the above terms and the Tenant must be served with **this order** as soon as possible. Should the Tenant 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 30, 2021

Residential Tenancy Branch