



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding JDC PROPERTY MANAGEMENT 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 September 23, 2021.

The Landlord submitted a signed Proof of Service Notice of Direct Request Proceeding form which declares that on September 24, 2021, the Landlord personally served the Tenant the Notice of Dispute Resolution Proceeding - Direct Request.

Based on the written submissions and evidence of the Landlord and in accordance with sections 89(1) of the *Act*, I find that the Direct Request Proceeding documents were served on September 24, 2021.

### **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 Tenant on May 5, 2005, indicating a monthly rent of \$745.00, due on the first day of each month for a tenancy commencing on May 5, 2005;
- a copy of twelve Notice of Rent Increase forms showing the rent being increased from \$745.00 to the monthly rent amount of \$1,061.00;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the “10 Day Notice”) dated September 3, 2021, for \$4,244.00 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 September 13, 2021;
- a copy of a signed Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was personally served to the Tenant at 5:10pm on September 3, 2021; and;
- a copy of 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 Tenant was obligated to pay the monthly rent in the amount of \$1,061.00.

In accordance with section 88 of the *Act*, I find that the 10 Day Notice was served on September 3, 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, September 13, 2021.

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

The Landlord has requested a monetary award in the amount of \$4,244.00 for the full rent owed from June 2021 to September 2021. However, the Landlord has indicated that a partial payment of \$139.00 was received on July 23, 2021.

For this reason, I find the Landlord is entitled to a monetary order for \$4,105.00, the amount established by the Landlord on the Direct Request Worksheet as rent owing from June 2021 to September 2021.

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.

Pursuant to sections 67 and 72 of the *Act*, I grant the Landlord a monetary order in the amount of \$4,205.00 for rent owed for June 2021, July 2021, August 2021 and September 2021 and 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.

I dismiss the balance of the Landlord's application for a monetary order for unpaid rent owing from June 2021 to September 2021 without leave to reapply.

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: October 22, 2021

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Residential Tenancy Branch