



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding WESTSEA CONSTRUCTION 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 27, 2021.

The Landlord submitted a copy of a Proof of Service Notice of Direct Request Proceeding form which was signed by the Landlord and Tenant R.M. and declares that on October 5, 2021, the Landlord personally served Tenant R.M. the Notice of Dispute Resolution Proceeding - Direct Request.

Based on the written submissions and evidence of the Landlord and in accordance with section 89(1) of the *Act*, I find that the Direct Request Proceeding documents were served to Tenant R.M. on October 5, 2021.

The Landlord submitted a copy of a Proof of Service Notice of Direct Request Proceeding form which was signed by the Landlord and Tenant R.M. and declares that on October 5, 2021, the Landlord served Tenant L.M. the Notice of Dispute Resolution Proceeding - Direct Request by handing it to Tenant R.M.

Based on the written submissions and evidence of the Landlord and in accordance with section 89(2) of the *Act*, I find that the Direct Request Proceeding documents were served to Tenant L.M. on October 5, 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

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 October 4, 2004, indicating a monthly rent of \$900.00, due on the first day of each month for a tenancy commencing on November 1, 2004;
- a copy of seven Notice of Rent Increase forms showing the rent being increased from \$900.00 to the monthly rent amount of \$1,137.00;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the “10 Day Notice”) dated September 7, 2021, for \$7,681.00 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 September 21, 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 3:25pm on September 7, 2021; and;
- a copy of three Direct Request Worksheets 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 \$1,137.00.

In accordance with sections 88 and 90 of the *Act*, I find that the 10 Day Notice was served on September 7, 2021 and is deemed to have been received by the Tenants on September 10, 2021, three days after it was posted 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 Notice within that five-day period.

Based on the foregoing, I find that the Tenants are 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 21, 2021.

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

In this type of matter, the Landlord must prove they served the Tenants with the Notice of Dispute Resolution Proceeding – Direct Request and all documents in support of the application in accordance with section 89 of the *Act*.

Section 89(1) of the *Act* does not allow for the Notice of Dispute Resolution Proceeding - Direct Request to be given to a tenant by leaving a copy at the tenant's residence with an adult who apparently resides with the tenant.

Section 89(2) of the *Act* does allow for the Notice of Dispute Resolution Proceeding - Direct Request to be given to a tenant by leaving a copy at the tenant's residence with an adult who apparently resides with the tenant, only when considering an order of possession for the Landlord.

I find that the Landlord has served Tenant L.M. the Notice of Dispute Resolution Proceeding - Direct Request by leaving a copy with Tenant R.M. at Tenant L.M.'s residence, and for this reason, the monetary portion of the Landlord's application against Tenant L.M. is dismissed, without leave to reapply.

Therefore, I find the Landlord is entitled to a monetary award against Tenant R.M. in the amount of \$7,681.00, the amount claimed by the Landlord for unpaid rent owing from March 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(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 sections 67 and 72 of the *Act*, I grant the Landlord a monetary order against Tenant R.M. in the amount of \$7,781.00 for rent owed from March 2021 to 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 Tenant R.M. must be served with **this order** as soon as possible. Should Tenant R.M. 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.

The Landlord's application for a monetary order for unpaid rent against Tenant L.M. is dismissed, 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: November 05, 2021

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Residential Tenancy Branch