



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes**      **OPU-DR, MNU-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 and utilities, to obtain monetary compensation for unpaid rent and utilities, 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 January 12, 2022.

The landlord submitted a copy of three Proof of Service Notice of Direct Request Proceeding forms which declare that on January 14, 2022, the landlord sent each tenant the Notice of Dispute Resolution Proceeding - Direct Request by registered mail to the rental unit. The landlord provided a copy of three 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 January 14, 2022 and are deemed to have been received by the tenants on January 19, 2022, the fifth day after they were mailed.

### **Issues to be Decided**

Is the landlord entitled to an Order of Possession for unpaid rent and utilities pursuant to sections 46 and 55 of the *Act*?

Is the landlord entitled to monetary compensation for unpaid rent and utilities 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, tenant Sh.H. and tenant Sa.H. on October 5, 2018, indicating a monthly rent of \$2,000.00, due on the first day of each month for a tenancy commencing on October 1, 2018;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the “10 Day Notice”) dated December 2, 2021, for \$4,000.00 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 December 12, 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 on December 2, 2021; and;
- a copy of a Direct Request Worksheet showing the rent owing and paid during the relevant period.

### Analysis

I note that respondent K.H. is not listed as a tenant or has signed the tenancy agreement. I find I cannot confirm respondent K.H. as part of the tenancy agreement and for this reason, the portion of the landlord’s application naming respondent K.H. as a tenant is dismissed without leave to reapply.

I have reviewed all documentary evidence and I find that tenant Sh.H. and tenant Sa.H. were obligated to pay the monthly rent in the amount of \$2,000.00, 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 December 2, 2021 and is deemed to have been received by tenant Sh.H. and tenant Sa.H. on December 5, 2021, three days after it was posted to the door.

I accept the evidence before me that tenant Sh.H. and tenant Sa.H. 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 tenant Sh.H. and tenant Sa.H. 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, December 15, 2021.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary award in the amount of \$4,000.00, the amount claimed by the landlord for unpaid rent owing for November 2021 and December 2021.

Section 46 (6) of the *Act* allows the landlord to treat the unpaid utilities as unpaid rent, 30 days after the tenants are given a written demand for them. I find that there is no written demand in the landlord's evidence submissions which would allow the landlord to treat the utilities as unpaid rent. For this reason, the monetary portion of the landlord's application concerning unpaid utilities 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 tenant Sh.H. and tenant Sa.H. Should tenant Sh.H. and tenant Sa.H. and **any other occupant** 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 \$4,100.00 for rent owed for November 2021, December 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 Sh.H. and tenant Sa.H. must be served with **this Order** as soon as possible. Should tenant Sh.H. and tenant Sa.H. 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 utilities is dismissed with leave to reapply.

I dismiss the portion of the landlord's application for a Monetary Order naming respondent K.H. as a tenant 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: February 01, 2022

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Residential Tenancy Branch