



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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 filed by the Landlord for an order of possession and a monetary order for unpaid rent and to recover the filing fee.

The Tenant KLM does not appear on the tenancy agreement submitted into evidence. Therefore, I find it appropriate in the circumstances to amend the application to remove KLM as a party to this proceeding, pursuant to section 64 of the Act. The Tenant SR, whose name does appear on the tenancy agreement, is referred to as the Tenant throughout this decision.

The Landlord submitted a signed Proof of Service Notice of Direct Request Proceeding which declares that they served the Tenant with a Notice of Dispute Resolution Proceeding and supporting documents in person on February 16, 2022, which service was witnessed by SK. Receipt of these documents was acknowledged by the Tenant's signature. I find these documents were served on and received by the Tenant on February 16, 2022.

Issues to be Decided

1. Is the Landlord entitled to an order of possession for unpaid rent pursuant to sections 46 and 55 of the Act?
2. Is the Landlord entitled to a monetary order for unpaid rent pursuant to sections 46 and 67 of the Act?
3. Is the Landlord entitled to recover the filing fee 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 signed by the parties on March 5, 2021, indicating a monthly rent in the amount of \$1,050.00 due on the first day of each month, for a tenancy commencing on March 5, 2021;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated February 2, 2022, for \$1,050.00 in unpaid rent due on January 1, 2022 (the 10 Day Notice). 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 February 13, 2022;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated February 2, 2022, for \$1,050.00 in unpaid rent due on February 1, 2022 (the 10 Day Notice). 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 February 13, 2022;
- A copy of a signed Proof of Service Notice to End Tenancy document which indicates that the 10 Day Notices were served on the Tenant in person on February 2, 2022, which service was witnessed by WSL. In addition, receipt of the 10 Day Notices was acknowledged by the signature of KLM; and
- A copy of a Direct Request Worksheet showing the rent due and paid during the relevant period, indicating \$2,100.00 outstanding.

Analysis

I have reviewed all documentary evidence and I find that the Tenant was obligated to pay monthly rent in the amount of \$1,050.00.

I find that the Tenant was served with and received the 10 Day Notices on February 2, 2022, the day they were given to KLM.

I find the 10 Day Notices comply with the form and content requirements of section 52 of the Act.

I accept the evidence before me that the Tenant failed to pay the rent owed in full (\$1,050.00 + \$1,050.00 = \$2,100.00) and did not dispute the 10 Day Notices within five days after receipt in accordance with section 46(4) of the Act.

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 February 12, 2022, the corrected effective date of the 10 Day Notices.

Therefore, I find the Landlord is entitled to an order of possession which will be effective two days after it is served on the Tenant.

I also find the Landlord has demonstrated an entitlement to a monetary award in the amount of \$2,100.00 for unpaid rent to February 28, 2022. The Landlord remains at liberty to reapply for a monetary order for any additional unpaid rent or other losses.

Having been successful, I also find the Landlord is entitled to recover the \$100.00 filing fee paid to make the application.

Conclusion

The Landlord is granted an order of possession which will be effective two days after it is served on the Tenant. The order of possession must be served on the Tenant. The order of possession may be filed in and enforced as an order of the Supreme Court of British Columbia.

The Landlord is granted a monetary order in the amount of \$2,200.00 for unpaid rent and in recovery of the filing fee. The monetary order must be served on the Tenant. The monetary order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

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: March 9, 2022

Residential Tenancy Branch