



# 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 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 August 12, 2022.

The landlord submitted a signed Proof of Service Notice of Direct Request Proceeding which declares that on August 31, 2022, 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 the Canada Post receipt containing the tracking number to confirm this mailing.

Based on the written submissions of the landlord and in accordance with sections 89 and 90 of the *Act*, I find that the Direct Request Proceeding documents were served on August 31, 2022 and are deemed to have been received by the tenant on September 5, 2022, the fifth day after their registered mailing.

### Issue(s) 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 March 11, 2022, indicating a monthly rent of \$1,400.00, due on the first day of each month for a tenancy commencing on March 15, 2022
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the June 10 Day Notice) dated June 1, 2022, for \$1,400.00 in unpaid rent. The June 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 15, 2022
- A copy of a witnessed Proof of Service Notice to End Tenancy form which indicates that the June 10 Day Notice was posted to the tenant's door at 6:00 pm on June 2, 2022
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the July 10 Day Notice) dated July 1, 2022, for \$1,400.00 in unpaid rent. The July 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 July 15, 2022
- A copy of a witnessed Proof of Service Notice to End Tenancy form which indicates that the July 10 Day Notice was posted to the tenant's door at 8:00 am on July 4, 2022
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the August 10 Day Notice) dated August 2, 2022, for \$1,400.00 in unpaid rent. The August 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 August 13, 2022

- A copy of a witnessed Proof of Service Notice to End Tenancy form which indicates that the August 10 Day Notice was posted to the tenant's door at 8:00 am on August 2, 2022
- A Direct Request Worksheet showing the rent owing and paid during the relevant portion of this tenancy. The Direct Request Worksheet noted that the tenant paid \$1,300.00 of the \$1,400.00 listed on the June 10 Day Notice, \$1,150.00 of the \$1,400.00 listed on the July 10 Day Notice, and \$1,000.00 of the \$1,400.00 listed on the August 10 Day Notice

### Analysis

I have reviewed all documentary evidence and I find that the tenant was obligated to pay the monthly rent in the amount of \$1,400.00, as per the tenancy agreement.

In accordance with sections 88 and 90 of the *Act*, I find that the June 10 Day Notice was served on June 2, 2022 and is deemed to have been received by the tenant on June 5, 2022, three days after its posting. I find that the July 10 Day Notice was served on July 4, 2022 and is deemed to have been received by the tenant on July 7, 2022, three days after its posting. I find that the August 10 Day Notice was served on August 2, 2022 and is deemed to have been received by the tenant on August 5, 2022, three days after its posting.

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 Notices within their respective five-day periods.

Based on the foregoing, I find that the tenant is 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 August 10 Day Notice, August 15, 2022.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary award in the amount of \$750.00, the amount claimed by the landlord for unpaid rent owing from June 2022 to August 2022.

As the landlord was 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 \$850.00 for rent owed from June 2022 to August 2022 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.

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: September 27, 2022

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Residential Tenancy Branch