



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Peninsula Property Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR-DR, MNR-DR, FFL

Preliminary Matters

I note that the spelling of the tenant's name on the Application for Dispute Resolution submitted by the landlord is slightly different than the spelling of the tenant's name shown on the tenancy agreement and the repayment addendum. Section 64(3)(c) of the *Act* allows me to amend the application to reflect both versions of the tenant's name, which I have done.

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 July 22, 2022.

The landlord submitted a signed Proof of Service Notice of Direct Request Proceeding which declares that on August 10, 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 Customer 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 10, 2022 and are deemed to have been received by the tenant on August 15, 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 names a landlord who is not the applicant and was signed by and the tenant on July 23, 2019, indicating a monthly rent of \$2,400.00, due on the first day of each month for a tenancy commencing on August 15, 2019
- A copy of an addendum to a lease agreement which was signed by the applicant on June 6, 2022, and the tenant on June 2, 2022, indicating the tenant agreed to repayment of back rent in installments of \$500.00 per month
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated July 11, 2022, for \$2,900.00 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 July 21, 2022
- A copy of a Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was sent to the tenant by e-mail
- A copy of an e-mail sent to the tenant on July 11, 2022, containing the 10 Day Notice as an attachment
- A copy of an Address for Service form which was signed by the landlord and the tenant on May 25, 2022, indicating the tenant agreed to receive documents by e-mail

- A Direct Request Worksheet and ledger showing the rent owing and paid during the relevant portion of this tenancy

Analysis

I have reviewed all documentary evidence and I find that the tenant was obligated to pay the monthly rent in the amount of \$2,400.00, as per the tenancy agreement.

In accordance with sections 43(1) and 44 of the *Residential Tenancy Regulation*, I find that the 10 Day Notice was served on July 11, 2022 and is deemed to have been received by the tenant on July 14, 2022, three days after its e-mailing.

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 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, July 24, 2022.

The landlord has requested monetary compensation for a repayment installment of \$500.00. However, I find I am not able to determine for which month's rent this installment is owing.

For this reason, the landlord's application for a Monetary Order for a back rent repayment installment is dismissed with leave to reapply.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary award in the amount of \$2,400.00, the amount claimed by the landlord for unpaid rent owing for July 2022.

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 \$2,500.00 for rent owed for July 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.

I dismiss the landlord's application for a Monetary Order for a back rent repayment installment with 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: September 02, 2022

Residential Tenancy Branch