



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Capital Properties  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR-DR, MNR-DR, FFL

### Introduction

The Landlord filed an Application for Dispute Resolution by Direct Request (the “Application”) on May 25, 2022 seeking an order of possession for the rental unit, a monetary order to recover the money for unpaid rent, and to recover the filing fee for their Application.

This participatory hearing was convened after the issuance of the July 4, 2022 Interim Decision of an Adjudicator. The Adjudicator determined that the Landlord’s application could not be considered by way of the Residential Tenancy Branch’s direct request proceedings, as had been originally requested by the Landlord. The Adjudicator reconvened the Landlord’s application to a participatory hearing as they were not satisfied with details of service of the notice to end tenancy the Landlord serve to the Tenant previously.

The matter proceeded by way of a hearing pursuant to s. 74(2) of the *Residential Tenancy Act* (the “Act”) on November 3, 2022. In the conference call hearing, I explained the process and provided the attending party, the Landlord, the opportunity to ask questions.

### Preliminary Matter – Landlord’s service of Notice of Dispute Resolution Proceeding

To proceed with this hearing, I must be satisfied that the Landlord made reasonable attempts to serve the Tenant with the Notice of Dispute Resolution Proceeding for this hearing. This means the Landlord must provide proof that they served that document using a method allowed under s. 89 of the *Act*, and I must accept that evidence.

The Landlord set out how they served this Notice to the Tenant using registered mail, sent on July 6, 2022, after they received the previous Adjudicator's decision. The Tenant did not accept this registered mail. The Landlord presented a copy of the registered mail receipt for their purchase on July 6, and an image of the registered mail label (i.e., stamp on the envelope), and the envelope with tracking bar code. In the hearing, the Landlord provided that the address used was that of the rental unit where the Tenant resides.

The Landlord also again served the Notice of Dispute Resolution Proceeding to the Tenant by attaching it to the door of the rental unit on October 10, 2022. They stated this was a precautionary measure to ensure the Tenant knew about this hearing. In their evidence the Landlord provided a document setting out two witness's observation of that service, providing their own signatures to attest to that. An image of another envelope attached to the Tenant's door forms part of that document.

Based on the submissions of the Landlord, as well as the evidence of their registered mail in the form of the receipt and mailing label, I find they served the Notice of Dispute Resolution Proceeding in a manner complying with s. 89(1)(c) of the *Act*. The hearing thus proceeded in the Tenant's absence. I find the Tenant had proper notification of this participatory hearing, and more likely than not chose not to attend.

#### Issue(s) to be Decided

Is the Landlord entitled to an Order of Possession for unpaid rent pursuant to s. 55 of the *Act*?

Is the Landlord entitled to monetary compensation for unpaid rent pursuant to s. 67 of the *Act*?

Is the Landlord entitled to recover the filing fee for this application pursuant to s. 72 of the *Act*?

### Background and Evidence

The Landlord submitted a signed copy of the Residential Tenancy Agreement. This shows the start of tenancy date was September 15, 2018. The rent was \$1,095 per month payable on the first of each month, and did not increase over the course of the tenancy. The Tenant paid a security deposit amount of \$547.50.

The Landlord provided a copy of the 10-Day Notice to End Tenancy for Unpaid Rent (the “10-Day Notice”) they signed on May 14, 2022. This provided for the end-of-tenancy date of May 24, 2022. The Landlord service this document by attaching it to the door of the rental unit. In the hearing, the Landlord described the service, and a “proof of service” document accompanied that document attached to the door of the rental unit. The Landlord provided photos showing the document page-by-page attached to the door of the rental unit.

Page 2 of the document shows the reason the Landlord served the 10-Day Notice: this is unpaid rent in the amount of \$5,475, for each consecutive month from January through to May 2022.

The Landlord stated in the hearing that they received no notice that the Tenant opted to dispute the 10-Day Notice through a formal process at the Residential Tenancy Branch. The Landlord received no rent following this notice, within the required timeline of 5 days as set out on page 1 of the 10-Day Notice.

In the hearing, the Landlord provided that the Tenant did not pay rent for any of the following months of June, July, August, September, October and through to November. The total amount of rent owing, as of the date of the hearing, was \$12,045. The Landlord noted they received no answer to their communication, and no messages from the Tenant to them concerning the tenancy.

### Analysis

I have reviewed the copy of the tenancy agreement. In combination with the Landlord’s oral testimony on its’ terms and the conditions of how it was started with the Tenant, I am satisfied that the agreement existed between the Landlord and this Tenant knew the terms and conditions therein. Most importantly I find the Tenant was aware of the current rent amount at all times. Based on the testimony of the Landlord, and the proof

of an agreement between the parties, I find the rent agreement was in place and clearly stated the amount of \$1,095 and schedule for payment.

The Act s. 46 states a landlord may end a tenancy if rent is unpaid on any day after the day it is due, by giving notice to end the tenancy effective on a date that is not earlier than 10 days after the date a tenant receives the notice.

Following this, s. 46(4) says that within 5 days after receiving a notice under this section, a tenant must either pay the overdue rent, in which case the notice has no effect, or dispute the notice by making an application for dispute resolution.

With s. 46(5), if a tenant who has received a notice under this section does not pay the rent or make an application for dispute resolution in accordance with subsection (4), that tenant is conclusively presumed to have accepted that the tenancy ends on the effective date of the notice and must vacate the rental unit to which the notice relates by that date.

Based on the undisputed submissions by the Landlord, I find they provided the 10-Day Notice by a proper means of service to the Tenant. The Tenant then failed to pay the rent owing by May 22, within five days after the deemed service date of May 17 as per s. 90(c) of the *Act*. There is no evidence before me that the Tenant disputed the 10-Day Notice within the five-day period.

Based on the foregoing, I find that the Tenant is conclusively presumed under s. 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the 10 Day Notice, May 24, 2022. In line with this, I grant the Landlord an Order of Possession.

As well, I provide the Landlord with a Monetary Order for the outstanding rent amount owing, as of the date of this hearing. That amount is \$12,045. The *Act* section 72(2) gives an arbitrator the authority to make a deduction from the security deposit held by the landlord. The landlord has established a claim of \$12,045. After setting off the security deposit amount of \$547.50, there is a balance of \$11,497.50. I am authorizing the Landlord to keep the security deposit amount and award the balance of \$11,497.50 as compensation for the rent amounts owing.

Because the Landlord was successful in their Application, I grant the \$100 Application filing fee award to them.

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 s. 67 and s. 72 of the *Act*, I grant the Landlord a Monetary Order in the amount of \$11,597.50. 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 s. 9.1(1) of the *Act*.

Dated: November 3, 2022

---

Residential Tenancy Branch