

DECISION

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 the landlord's Application for Dispute Resolution (Application) for:

- an Order of Possession based on unpaid rent pursuant to sections 46 and 55 of the Act

Service of Notice of Dispute Resolution Proceeding - Direct Request

The landlord submitted a copy of a Proof of Service Notice of Direct Request Proceeding form which declares that on October 19, 2022 they sent the tenant the Notice of Dispute Resolution Proceeding - Direct Request (Proceeding Package) by registered mail to the rental unit. The landlord provided a copy of the Canada Post Customer Receipt containing the tracking number and a copy of the Canada Post tracking report to confirm this service. In accordance with sections 89(1) and 90 of the Act and based on the written submissions and evidence of the landlord:

- I find that on October 19, 2022, the landlord sent the Proceeding Package to the tenant by registered mail and it was deemed to have been received by the tenant on October 24, 2022, the fifth day after it was mailed.

Issue to be decided

Is the landlord entitled to an Order of Possession based on unpaid rent?

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 evidentiary material:

- a copy of a residential tenancy agreement which was signed by the landlord and the tenant on April 20, 2021, indicating a monthly rent of \$1,500.00, due on the fifteenth day of the month for a tenancy commencing on April 20, 2021;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated September 2, 2022, for \$8,600.00 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 September 15, 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 registered mail on September 2, 2022. The landlord provided a copy of the Canada Post Customer Receipt containing the tracking number to confirm this service; and;
- a copy of a Direct Request Worksheet with two additional pages showing the rent owing and paid during the relevant period.

Analysis

I find that the address on the 10 Day Notice from which the tenant must vacate does not match with the tenant's address for service on the 10 Day Notice, the rental address on the tenancy agreement, or the tenant's address on any of the other documents submitted.

Section 68 of the *Act* allows for the 10 Day Notice to be amended when it is reasonable to do so. I further find that the tenant is not prejudiced by amending the address as they are aware of what their correct address is on the signed tenancy agreement.

For this reason, I have amended the address on the 10 Day Notice from which the tenant must vacate to reflect the address on the tenancy agreement.

Is the landlord entitled to an Order of Possession based on unpaid rent?

Section 46 of the *Act* requires that upon receipt of a 10 Day Notice the tenant must, within five days, either pay the full amount of the arrears as indicated on the 10 Day Notice or dispute the 10 Day Notice by filing an Application for Dispute Resolution with the Residential Tenancy Branch. If the tenant does not pay the arrears or dispute the 10 Day Notice they are conclusively presumed to have accepted the end of the tenancy pursuant to section 46(5) of the *Act*.

I have reviewed all documentary evidence and in accordance with sections 88 and 90 of the *Act*, I find that the 10 Day Notice was served on September 2, 2022 and is deemed

to have been received by the tenant on September 7, 2022, five days after it was mailed.

I find that the tenant was obligated to pay the monthly rent in the amount of \$1,500.00, as per the tenancy agreement.

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, September 17, 2022.

Therefore, I find that the landlord is entitled to an Order of Possession based on unpaid rent pursuant to sections 46 and 55 of the Act.

Conclusion

I grant an Order of Possession to the landlord **effective two (2) days after service of this Order on the tenant**. Should the tenant or anyone on the premises fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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: November 23, 2022

Residential Tenancy Branch