

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
- a Monetary Order for unpaid rent pursuant to section 67 of the Act (\$4,100.00)
- authorization to recover the filing fee for this application from the tenant pursuant to section 72 of the Act (\$100.00)

Service of Notice of Dispute Resolution Proceeding - Direct Request

The landlord submitted a signed Proof of Service Landlord's Notice of Direct Request Proceeding which declares that the tenant was served with the Notice of Dispute Resolution Proceeding - Direct Request (Proceeding Package) by registered mail, in accordance with section 89 of the Act. The applicant provided a copy of the Canada Post Customer Receipt containing the tracking number to confirm this mailing took place on October 6, 2022.

Issue(s) to be decided

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

Is the landlord entitled to a Monetary Order for unpaid rent? (\$4,100.00)

Is the landlord entitled to recover the filing fee for this application from the tenant? (\$100.00)

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, indicating a monthly rent of \$2,000.00, due on the first day of the month for a tenancy commencing on November 15, 2021;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated September 4, 2022, for \$2,000.00 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;
- A copy of a witnessed Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was served to the tenant in person at 4:00 pm on September 6, 2022
- A Direct Request Worksheet showing the rent owing and paid during the relevant portion of this tenancy.

Analysis

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

Section 52 of the Act provides the following requirements regarding the form and content of notices to end tenancy:

In order to be effective, a notice to end a tenancy must be in writing and must
*(a) **be signed** and dated by the landlord or tenant giving the notice,*
(b) give the address of the rental unit,
*(c) **state the effective date of the notice...**and*
(e) when given by a landlord, be in the approved form...

I have reviewed all documentary evidence and I find that the 10 Day Notice is not signed by the landlord. I also find there is no effective date (the day when the tenant must move out of or vacate the site) on the 10 Day Notice.

I find that these omissions invalidate the 10 Day Notice as the landlord has not complied with the provisions of section 52 of the Act.

Therefore, I dismiss the landlord's application to end this tenancy and obtain an Order of Possession based on the 10 Day Notice dated September 4, 2022, without leave to reapply.

The 10 Day Notice dated September 4, 2022, is cancelled and of no force or effect.

Is the landlord entitled to a Monetary Order for unpaid rent?

In a Direct Request Proceeding, the landlord is only entitled to financial compensation directly related to a valid 10 Day Notice and a successful Order of Possession request. I note the purpose of a Direct Request is primarily to obtain an Order of Possession and not to obtain a faster resolution to a purely monetary claim.

As the landlord was not successful in obtaining an Order of Possession for unpaid rent, I find I cannot award compensation for unpaid rent.

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

Is the landlord entitled to recover the filing fee for this application from the tenant?

As the landlord was not successful in this application, the landlord's application for authorization to recover the filing fee for this application is dismissed, without leave to reapply.

Conclusion

The landlord's application for an Order of Possession based the 10 Day Notice dated September 4, 2022, and pursuant to sections 46 and 55 of the Act, is dismissed without leave to reapply. This tenancy will continue until ended in accordance with the Act.

The landlord's application for a Monetary Order for unpaid rent, pursuant to section 67 of the Act, is dismissed with leave to reapply.

The landlord's application for authorization to recover the filing fee for this application from the tenant, pursuant to section 72 of the Act, is dismissed without 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: November 9, 2022

Residential Tenancy Branch