

## **DECISION**

### **Introduction**

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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 (\$5,215.00)
- authorization to recover the filing fee for this application from the tenant pursuant to section 72 of the Act (\$100.00)

### **Preliminary Matters**

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I note that the rental address on the Application for Dispute Resolution submitted by the landlord is slightly different than the rental address shown on the tenancy agreement, the 10 Day Notice, and all other documents submitted with the application. Section 64(3)(c) of the *Act* allows me to amend the application to match the tenancy agreement and the 10 Day Notice, which I have done.

### **Service of Notice of Dispute Resolution Proceeding - Direct Request**

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The landlord submitted two signed Proof of Service Landlord's Notice of Direct Request Proceeding which forms declare that each tenant was served with the Notice of Dispute Resolution Proceeding - Direct Request (Proceeding Package) in person. The landlord had the tenants sign the Proof of Service Landlord's Notice of Direct Request Proceeding forms to confirm this service.

Based on the written submissions of the landlord and in accordance with section 89 of the *Act*:

- I find that Tenant T.B. was duly served the Proceeding Package on October 27, 2022, in person.

- I find that Tenant S.C. was duly served the Proceeding Package on October 27, 2022, in person.

### **Issue(s) to be decided**

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

Is the landlord entitled to a Monetary Order for unpaid rent? (\$5,215.00)

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

### **Background and Evidence**

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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 Tenant T.B. on November 1, 2021, indicating a monthly rent of \$2,250.00, due on the first day of each month for a tenancy commencing on November 1, 2021;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated August 19, 2022, for \$5,215.00 in unpaid rent. The 10 Day Notice provides that Tenant T.B. 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 29, 2022;
- A copy of a witnessed Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was handed to Person K.C. at 1:30 pm on August 19, 2022;
- A copy of an ID card and a piece of mail to confirm that Person K.C. is an adult and resides at the rental unit;
- A Direct Request Worksheet showing the rent owing and paid during the relevant portion of this tenancy.

### **Analysis**

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**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.

Paragraph 12(1)(b) of the *Residential Tenancy Regulation* establishes that a tenancy agreement is required to be “signed and dated by both the landlord and the tenant.”

I find that Tenant S.C. has not signed the tenancy agreement, which is a requirement of the Direct Request process. For this reason, I will only proceed with the portion of the landlord’s application naming Tenant T.B. as a respondent.

I find that Tenant T.B. was obligated to pay the monthly rent in the amount of \$2,250.00, as per the tenancy agreement.

In accordance with section 88 of the Act, I find that the 10 Day Notice was duly served to Tenant T.B. on August 19, 2022, the day it was handed to Person K.C., an adult who resides with Tenant T.B.

I accept the evidence before me that Tenant T.B. 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 Tenant T.B. is conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the 10 Day Notice, August 29, 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.

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

Section 26 of the Act requires a tenant to pay rent to the landlord, regardless of whether the landlord complies with the Act, regulations or tenancy agreement, unless the tenant has a right to deduct all or a portion of rent under the Act.

Based on the evidence before me, I find that the landlord has established a claim for unpaid rent owing from June 2022 to August 2022.

Therefore, I find the landlord is entitled to a monetary award in the amount of \$5,215.00, the amount claimed by the landlord for unpaid rent, pursuant to sections 26 and 67 of the Act.

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

As the landlord was partially successful in their application, I find that the landlord is entitled to recover the \$100.00 filing fee paid for this application.

## **Conclusion**

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I grant an Order of Possession to the landlord **effective two (2) days after service of this Order on Tenant T.B.** Should Tenant T.B. 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.

I grant the landlord a Monetary Order in the amount of **\$5,315.00** 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 Tenant T.B. must be served with **this Order** as soon as possible. Should Tenant T.B. 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 portion of the landlord's application for a Monetary Order naming Tenant S.C. as a respondent 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: December 8, 2022

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Residential Tenancy Branch