

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 landlords' Application for Dispute Resolution (Application) for:

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

Preliminary Matters

I note that one of the tenants' names on the Application for Dispute Resolution (Person A.L.) does not match that tenant's name shown on the tenancy agreement (Person A.A.). The landlords submitted a copy of a driver's license listing the name as it appears on the application.

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.

Service of Notice of Dispute Resolution Proceeding - Direct Request

The landlords submitted two signed Proof of Service Landlord's Notice of Direct Request Proceeding forms which declare that each tenant was served with the Notice of Dispute Resolution Proceeding - Direct Request (Proceeding Package) in accordance with section 89 of the Act. The landlords had a witness 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:

- I find that Tenant D.A. was served on October 29, 2022, and in accordance with section 90 of the Act, is deemed to have received the Proceeding Package on November 1, 2022, the third day after its posting.

- I find that Tenant A.L. was duly served the Proceeding Package on October 29, 2022, in person.

Issue(s) to be decided

Are the landlords 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 landlords submitted the following evidentiary material:

- A copy of a residential tenancy agreement which was signed by the landlords and the tenants on August 18, 2022, indicating a monthly rent of \$3,000.00, due on the first day of the month for a tenancy commencing on August 19, 2022;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated September 19, 2022, for \$3,700.00 in unpaid rent. The 10 Day Notice provides that the tenants 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 29, 2022;
- A copy of a witnessed Proof of Service Notice to End Tenancy form which indicates that the 10 Day Notice was posted to the tenants' door at 7:42 pm on September 19, 2022;
- A Direct Request Worksheet showing the rent owing and paid during the relevant portion of this tenancy.

Analysis

Are the landlords 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 I find that the tenants were obligated to pay the monthly rent in the amount of \$3,000.00, as per the tenancy agreement.

In accordance with sections 88 and 90 of the Act, I find that the 10 Day Notice was served on September 19, 2022 and is deemed to have been received by the tenants on September 22, 2022, three days after its posting.

I accept the evidence before me that the tenants have 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 tenants are 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, October 2, 2022.

Therefore, I find that the landlords are 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 landlords **effective two (2) days after service of this Order on the tenant(s)**. Should the tenant(s) 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: December 7, 2022

Residential Tenancy Branch