



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, OPR

Introduction

This matter proceeded by way of Direct Request Proceeding, pursuant to section 55(4) of the *Residential Tenancy Act* (the “Act”), and dealt with an Application for Dispute Resolution by the landlord for an order of possession and a monetary order for unpaid rent.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on January 26, 2015, the landlord served the tenant with the Notice of Direct Request Proceeding via having a witness present when personally serving the tenants.

Based on the written submissions of the landlord, I find that the tenant has been duly served with the Direct Request Proceeding documents.

Issues to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order for unpaid rent?

Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Request Proceeding;
- A copy of a residential tenancy agreement which was signed by the parties on May 14, 2010, indicating that the tenant is obligated to pay \$1335.00 in rent in advance on the first day of the month;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent which the landlord served on the tenant on January 13, 2015 for \$1335.00 in unpaid rent due in the month of January; and
- A copy of the Proof of Service of the Notice to End Tenancy showing that the landlord served the notice to end tenancy on the tenant by having the tenant sign and acknowledge personal delivery.

The Notice restates section 46(4) of the Act which provides that the tenant had five days to pay the rent in full or apply for Dispute Resolution. The tenant did not apply to dispute the Notice to End Tenancy within five days from the date of service and the landlord alleged that the tenant did not pay the rental arrears.

Analysis

I find that the tenant received the notice to end tenancy on January 13, 2015. I accept the landlord's undisputed evidence and I find that the tenant did not pay the rental arrears and did not apply to dispute the notice and is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. I grant the landlord an order of possession which must be served on the tenant. Should the tenant fail to comply with the order, it may be filed for enforcement in the Supreme Court.

The landlord has indicated that he is seeking \$1670.00 in unpaid rent however the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities only reflects the month of January in the amount of \$1335.00.

The Direct Request Process is a mechanism that allows the landlord to apply for an expedited decision, with that the landlord must follow and submit

documentation exactly as the Act prescribes; there can be no omissions or deficiencies with items being left open to interpretation or inference as is the case before me.

Based on the above, I have proceeded on what the notice before me indicates. I accept the evidence before me that the tenant has failed to pay \$1335.00 in rent for the month of January. I find that the landlord is entitled to recover the rental arrears and I grant the landlord a monetary order for \$1335.00. The landlord has leave to apply for any other outstanding rent that has not been addressed in this decision.

Conclusion

I grant the landlord an order of possession and a monetary order under section 67 for \$1335.00. 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 Section 9.1(1) of the *Residential Tenancy Act*.

Dated: February 02, 2015

Residential Tenancy Branch

