



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR, MNR

### 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 an Application for Dispute Resolution by the landlord for an Order of Possession based on unpaid rent and a Monetary Order.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on July 19, 2017, the landlord sent each of the tenants the Notice of Direct Request Proceeding by registered mail to the rental unit. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Numbers to confirm these mailings. Based on the written submissions of the landlord and in accordance with sections 89 and 90 of the *Act*, I find that the tenants have been deemed served with the Direct Request Proceeding documents on July 24, 2017, the fifth day after their registered mailing.

### Issue(s) to be Decided

Is the landlord entitled to an Order of Possession for unpaid rent pursuant to sections 46 and 55 of the *Act*?

Is the landlord entitled to monetary compensation for unpaid rent pursuant to section 67 of the *Act*?

### Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service of the Notices of Direct Request Proceeding served to the tenants;
- A copy of a residential tenancy agreement which was signed by the landlord and the tenants on November 7, 2016, indicating a monthly rent of \$1,200.00, due on the first day of each month for a tenancy commencing on November 15, 2016;

- A Direct Request Worksheet showing the rent owing and paid during the relevant portion of this tenancy;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) dated July 7, 2017, and hand delivered to one of the tenants, on July 7, 2017, with a stated effective vacancy date of July 17, 2017, for the following unpaid rent:
  - \$560.00 in unpaid rent for March 2017
  - \$500.00 in unpaid rent for May 2017
  - \$700.00 in unpaid rent for June 2017
  - \$800.00 in unpaid rent for July 2017
- A Proof of Service – Notice to End Tenancy document, which specifies that the 10-Day Notice was served to the tenants at 3:30 pm on July 7, 2017, by hand delivering the 10 Day Notice to one of the tenants. Service of this document was witnessed by an individual with the initials E.B.;

The 10 Day Notice states 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.

### Analysis

I have reviewed all documentary evidence and in accordance with sections 88 and 90 of the *Act*, I find that the tenants were duly served with the 10 Day Notice on July 7, 2017, the day it was hand delivered to one of the tenants.

After reviewing the landlord's evidence, including the Direct Request Worksheet, I find that the tenants were obligated to pay the monthly rent in the amount of \$1,200.00, as per the tenancy agreement. As per the Direct Request Worksheet, the tenants paid \$400.00 on July 1, 2017, and did not pay the remaining \$800.00 still due for the month of July 2017.

I accept the evidence before me that the tenants failed to pay the rent owed in full for the month of July within the 5 days granted under section 46(4) of the *Act* and did not dispute the 10 Day Notice within that 5 day period.

Based on the foregoing, I find that the tenants are 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, July 17, 2017.

Therefore, I find that the landlord is entitled to an Order of Possession for unpaid rent for the month of July 2017, as of July 20, 2017.

Further, with respect to the landlord's request for a Monetary Order for unpaid rent, the landlord has provided evidence to support that the tenants only paid partial amounts for several months in 2017. The unpaid amounts are as follows:

- \$560.00 in unpaid rent for March 2017
- \$500.00 in unpaid rent for May 2017
- \$700.00 in unpaid rent for June 2017
- \$800.00 in unpaid rent for July 2017

Based on the totality of the evidence before me, I find that the landlord is entitled to an Order of Possession and a Monetary Order in the amount of \$2560.00, the amount claimed by the landlord, for unpaid rent owing, as summarized above.

### Conclusion

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

Pursuant to section 67 of the *Act*, I grant the landlord a Monetary Order in the amount of \$2560.00 for rent owed. The landlord is provided with this Order in the above terms and the tenants must be served with **this Order** as soon as possible. Should the tenants 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.

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: July 26, 2017

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Residential Tenancy Branch