



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 450617 BC LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR-DR

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.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on April 04, 2018, the landlord’s agent “DS” served the tenant with the Notice of Direct Request Proceeding by way of posting it to the door of the rental unit. The Proof of Service form establishes that the service was witnessed by “AS” and a signature for “AS” is included on the form.

Based on the written submissions of the landlord, and in accordance with sections 89 and 90 of the *Act*, I find that the tenant has been deemed served with the Direct Request Proceeding documents on April 07, 2018, three days after their posting.

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*?

Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Request Proceeding served to the tenant;
- A copy of a residential tenancy agreement which was signed by the landlord’s agent and the tenant on May 31, 2017, indicating a monthly rent of \$1,195.00, due on the first day of the month for a tenancy commencing on June 01, 2017;

- A Direct Request Worksheet showing the rent owing during the portion of this tenancy in question, on which the landlord establishes that there is unpaid rent owed in the amount of \$2,390.00, comprised of the balance of unpaid rent owed for the months of February 2018 and March 2018;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated March 22, 2018, which the landlord states was served to the tenant on March 22, 2018, for \$2,390.00 in unpaid rent due on March 01, 2018, with a stated effective vacancy date of April 04, 2018; and
- A copy of the Proof of Service of the Notice showing that the landlord's agent "DS" served the Notice to the tenant by way of posting it to the door of the rental on March 22, 2018. The Proof of Service form establishes that the service was witnessed by "AS" and a signature for "AS" is included on the form.

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 or the tenancy would end on the effective date of the Notice. The tenant did not apply to dispute the Notice within five days from the date of service and the landlord alleged that the tenant did not pay the rental arrears.

Analysis

I have reviewed all documentary evidence provided by the landlord. Section 90 of the *Act* provides that because the Notice was served by posting the Notice to the door of the rental unit, the tenant is deemed to have received the Notice three days after its posting. In accordance with sections 88 and 90 of the *Act*, I find that the tenant is deemed to have received the Notice on March 25, 2018, three days after its posting.

The Notice issued to the tenant, under the section where the tenant is given a 10-day notice to vacate the rental unit, provides a slightly incorrect address for the rental unit, as the address entered in that field is slightly different than the address for the rental unit as indicated on the tenancy agreement. I have amended this address to match the information provided for the address of the rental unit as it appears on the tenancy agreement, pursuant to section 68(1) of the *Act* as it is reasonable to do so under the circumstances.

The address of the rental unit, as it appears on the Application for Dispute Resolution by Direct Request, is slightly different when compared with the address as it appears on the tenancy agreement. I have amended the address of the rental unit on the Application for Dispute Resolution by Direct Request to match the information provided for the address of the rental unit as it appears on the tenancy agreement, pursuant to section 64(3) of the *Act*.

I find that the tenant was obligated to pay monthly rent in the amount of \$1,195.00, as established in the tenancy agreement. I accept the evidence before me that the tenant

has failed to pay rental arrears in the amount of \$2,390.00, comprised of the balance of unpaid rent owed by March 01, 2018, for the months of February 2018 and March 2018.

I accept the landlord's undisputed evidence and find that the tenant did not pay the rent owed in full within the five days granted under section 46 (4) of the *Act* and did not apply to dispute the Notice within that five-day period.

Based on the foregoing, I find that the tenant is conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the Notice, April 04, 2018.

Therefore, I find that the landlord is entitled to an Order of Possession based on the March 22, 2018 Notice served to the tenant for unpaid rent owed by March 01, 2018, for the months of February 2018 and March 2018.

Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on the tenant. Should the tenant(s) 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: April 13, 2018

Residential Tenancy Branch