

Residential Tenancies Tribunal

Application 2024-0821-NL

Seren Cahill
Adjudicator

Introduction

1. Hearing was held on 15-October-2024 at 9:16 am.
2. The applicant, [REDACTED], hereinafter referred to as the landlord, attended via teleconference.
3. The respondent, [REDACTED], hereinafter referred to as the tenant, did not attend.

Preliminary Matters

4. The tenant was not present or represented at the hearing and I was unable to reach them by telephone at the start of the hearing. This Tribunal's policies concerning notice requirements and hearing attendance have been adopted from the *Rules of the Supreme Court, 1986*. According to Rule 29.05(2)(a) respondents to an application must be served with claim and notice of the hearing 10 clear days prior to the hearing date and, where the respondent fails to attend the hearing, Rule 29.11(1) states that the hearing may proceed in the respondent's absence so long as they have been properly served. The landlord submitted an affidavit (LL#1) with their application stating that they had served the tenant with notice of the hearing personally on 28-August-2024 at 9:16 am. As the tenant was properly served, and as any further delay in these proceedings would unfairly disadvantage the landlord, I proceeded with the hearing in their absence.

Issues before the Tribunal

5. Should the landlord's claim for an order of vacant possession succeed?

Legislation and Policy

6. The jurisdiction of the Director of Residential Tenancies is outlined in sections 46 and 47 of the *Residential Tenancies Act, 2018* (the Act).

Issue 1: Vacant Possession

7. In order to receive an order of vacant possession, a landlord must first submit a valid termination notice. To be valid, a termination notice must comply with all relevant sections of the *Act*. The landlord submitted LL#2, a termination notice she says was served on the tenant.
8. LL#2 is in writing in the form prescribed by the minister. It contains the name and address of the recipient. It identifies the residential premises for which it was given. It states it is issued under s. 18 of the *Act*. It therefore complies with s. 34.
9. LL#1 was signed by the landlord who provided it. It was given on 30-April-2024, the day before the first day of the relevant rental period. It states the date on which the rental agreement is to terminate, and this date is the last day of a rental period. It was served personally in accordance with s. 35(2)(a) of the *Act*. It therefore complies with s. 18(9).
10. LL#1 provides three full months' notice, as required by s. 18(2).
11. LL#1 complies with all relevant sections of the *Act* and is therefore valid.

Decision

12. A valid termination notice was issued which gives a move out date of 31-July-2024. The rental agreement terminated on that date. Insofar as the tenant is still residing at the premises, they are doing so illegally.
13. The landlord's application for an order of vacant possession succeeds.

Summary of Decision

14. The tenant shall vacate the premises immediately.
15. The tenant shall pay to the landlord any costs charged to the landlord, by the Office of the High Sherriff, should the landlord be required to have the Sheriff enforce the attached Order of Possession.
16. The landlord is granted an order of possession.

23-October-2024
Date


Seren Cahill
Residential Tenancies Office