

Residential Tenancies Tribunal

Application █

Decision 21-0111-05

Michael Greene
Adjudicator

Introduction

1. The hearing was called at **1:45pm** on **28 April 2021** at Residential Tenancies Hearing Room, 84 Mt. Bernard Avenue, Lower Level, The Sir Richard Squires Building, Corner Brook, Newfoundland and Labrador and via Bell Teleconferencing System.
2. The applicant, █, hereafter referred to as landlord, participated in the hearing and was represented by █ – Property Manager. (*Affirmed*).
3. The respondent, █, hereafter referred to as the tenant, did not participate in the hearing. (*Absent and Not Represented*).
4. The details of the claim were presented as a written fixed term rental agreement with rent set at \$845.00 per month, due on the 1st of each month and set to expire on 31 May 2021. There was a security deposit in the amount of \$400.00 collected on the tenancy on or about 20 May 2015. The landlord issued a termination notice dated 16 February 2021 for the intended termination date of 28 February 2021 under Section 19 of the *Residential Tenancies Act, 2018*.
5. In a proceeding under the *Residential Tenancies Act*, the applicant has the burden of proof. This means the applicant has the responsibility to prove that the outcome they are requesting should be granted. In these proceedings the standard of proof is referred to as the balance of probabilities which means the applicant has to establish that his/her account of events are more likely than not to have happened.

Preliminary Matters

6. The application was AMENDED at the hearing to increase rent being claimed to \$379.46 that has come due since the filing of the application.
7. The tenant, [REDACTED], was not present or represented at the hearing. The Tribunal's policies concerning notice requirements and hearing attendance has been adopted from the *Rules of the Supreme Court, 1986*.
 - a. Rule 29.05(2)(a) states *a respondent to an application must be served with claim and notice of the hearing 10 clear days prior to the hearing date* and, 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 he/she has been properly served*.

The affidavit submitted by the landlord shows that the tenant was served with the notice of this hearing on the **23 March 2021** by serving the original documents to the tenant by registered mail [REDACTED]. Copies of the Canada Post tracking was attached.

A phone call was placed to the tenant at the following number:

[REDACTED]: Not in Service

The tenant has had **35 days** to provide a response.

8. As the tenant was properly served with the application for dispute resolution, and as any further delay in these proceedings would unfairly disadvantage the landlord applicant, I proceeded in the tenant's absence.

Issues before the Tribunal

9. The landlord is seeking the following:
 - a) Payment of rent owing **\$379.46**;
 - b) Vacant possession of the rented premises;
 - c) Hearing expenses.

Legislation and Policy

10. The jurisdiction of the Director of Residential Tenancies is outlined in the *Residential Tenancies Act, 2018 (the Act)*, Section 47.
11. Also relevant and considered in this case are Sections 19, 34 and 35 of *the Act*, and Policy 12-1: *Recovery of Fees: Filing, Costs, Hearing Expense, Interest, Late Payment and NSF*.

Issue 1: Rent Owing - \$379.46

Relevant Submissions

Landlord Position

12. The landlord stated that they had entered into a written term rental agreement with the tenant on 20 May 2015 and set to expire on 31 May 2021. The current agreed rent is set at \$845.00 per month and due on the 1st day of each month with a security deposit in the amount of \$400.00 collected on this tenancy on or about 20 May 2015.
13. The landlord stated that the last payment of rent received on behalf of the tenant was on 01 April 2021 in the amount of \$820.00 from the [REDACTED].
14. The landlord outlined the arrears with rental records (**Exhibit L # 2**) as total rent outstanding is \$379.46 up to and including 30 April 2021. The landlord stated as of the hearing date 28 April 2021 the tenant remained in the unit and rent is outstanding.

Analysis

15. I have reviewed the testimony and evidence of the landlord in this matter. As far as I can see, there is 1 issue here that needs to be addressed: (i) is the rent that is being claimed by the landlord actually owed by the tenant.
16. With respect to the arrears being claimed, I agree with the landlord that rent is owed. Rent is required to be paid by the tenant for use and occupation of the rented premises as set out in the rental agreement established when the tenancy began. Records are clear that rent for the period ending 31 March 2021 has not been paid leaving a balance of **\$354.46**. Further, rent for April, 2021 can only be calculated up to and including the day of the hearing (28 April 2021). That calculation is $(\$845.00 \times 12 \text{ months}) = \$10,140.00 \div 365 \text{ days} = \$27.78 \text{ per day} \times 28 \text{ days} = \777.84 . Rent for April 1 – 28, 2021 is **\$777.84**.

17. Further there was a payment received on behalf of the tenant in the amount of \$820.00 on 01 April 2021.
18. Additionally, the tenant is responsible for rent on a daily basis in the amount of **\$27.78** beginning on **29 April 2021** and continuing until the day the landlord obtains vacant possession of the rented premises.

Decision

19. The landlord's total claim for rent succeeds as follows:
 - a) Rent owing up to 31 March 2021\$354.46
 - b) Rent owing for April 1 - 28, 2021777.84
 - c) Subtotal\$1132.30
 - d) **LESS: AES Payment 01 April 2021.....(\$820.00)**
 - e) **Total due to Landlord.....\$312.30**
 - f) A daily rate beginning 29 April 2021**\$27.78**

Issue 2: Payment of Late Fees - \$75.00

Landlord Position

20. The landlord is seeking payment of late fees as a result of the tenant's failure to pay rent on time.
21. The landlord testified that the tenant has been in arrears since December 2020. The landlord indicated that they are seeking late fees be applied as per the *Residential Tenancies Regulations, 2018*.

Analysis

22. Established in records, the tenant was in arrears December 2020. The *Residential Tenancies Regulations, 2018* allows for a late fee of \$5.00 for the 1st day and \$2.00 for every day thereafter to a maximum of \$75.00 per late period.
23. The issue of rent arrears has been determined above confirming that the tenant owes rent to the landlord. The calculated late fees would far exceed the maximum allowable per late period. As such, the landlord's claim for late fees succeeds in the amount of \$75.00.

Decision

24. The landlord's claim for late fees succeeds in the amount of the maximum allowable of \$75.00.

Issue 3: Vacant Possession of the Rented Premises

Landlord Position

25. The landlord is seeking to recover possession of the rented premises located at
[REDACTED]
26. The landlord testified that when the tenant fell in arrears, they issued a termination notice under Section 19 of the Act (**Exhibit L # 3**) to terminate the tenancy on 28 February 2021. The landlord testified that the notice was served personally and as of the hearing date (28 April 2021), the tenant remained in the unit. The landlord testified that there is 1 adult living in the unit.

Analysis

27. Established by undisputed statement of fact above, the rental agreement is a written fixed term tenancy set to expire on 31 May 2021. The validity of the termination notice is determined by its compliance with the notice requirements identified in Sections 19. (1)(b), (4) and 34 as well as the service requirements identified in Section 35.
28. The issue of rental arrears has been determined above confirming that the tenant owes rent to the landlord.
29. Section 19. (1)(b) requires that rent be overdue for 5 days or more before the landlord may give the tenant a termination notice to vacate the property not less than 10 days after the notice is served on the tenant. On examination of the termination notice issued and submitted into evidence (**Exhibit L # 3**), I find the notice was served on 16 February 2021 with a termination date of 28 February 2021. As established above and undisputed by the tenant, rent had been in arrears since December 2020. As rent had been in arrears for 30 plus days, I find this is well beyond the 5 day requirement set out in the Act. I further find that as the date of termination identified on the notice is 10 clear days between the date the notice was issued and the date the tenant is required to move out, the termination notice is in full compliance with the requirements of Section 19. (1)(b).

30. Sections 19. (4) and 34 below identify the technical requirements of the termination notice. On examination of the termination notice, I find it all these criteria have been met.

Section 19. (4)

In addition to the requirements under Section 34, a notice under this section shall

- (a) *be signed by the landlord;*
- (b) *state the date on which the rental agreement terminates and the tenant is required to vacate the residential premises; and*
- (c) *be served in accordance with section 35.*

Section 34

A notice under this Act shall

- (a) *be in writing in the form prescribed by the minister;*
- (b) *contain the name and address of the recipient;*
- (c) *identify the residential premises for which the notice is given; and*
- (d) *state the section of this Act under which the notice is given.*

31. As identified above, the landlord testified that the termination notice was served personally which is a permitted method of service identified under Section 35.

32. According to the reasons identified above, I find that the termination notice issued by the landlord to be proper and valid. Therefore, the landlord is entitled to an order for vacant possession of the property along with an order for any charge for the certification of the attached orders and all costs associated with the Sheriff to enforce such a Possession Order should the Sheriff be engaged to execute the Possession Order.

Decision

33. The landlord's claim for vacant possession succeeds. The landlord is further awarded costs associated with the certification of and enforcement of the Possession Order by the High Sheriff of NL.

Issue 4: Hearing Expenses

Landlord Position

34. The landlord paid a fee in the amount of \$20.00 as an application filing fee and presented a receipt from Digital Government and Service NL [REDACTED] (**Exhibit L # 4**). The landlord paid a fee to Canada Post in the amount of \$14.88 for the service of documents by registered mail (**Exhibit L # 5**). The landlord is seeking these costs.

Analysis

35. I have reviewed the testimony and evidence of the landlord in this matter. The expenses incurred by the landlord are considered a reasonable expense and are provided for with in Policy 12-1 *Recovery of Fees: Filing, Costs, Hearing Expense, Interest, Late Payment and NSF*. As such, I find the tenant is responsible to cover these reasonable expenses.

Decision

36. The tenant shall pay the reasonable expenses of the landlord in the amount of \$34.88.

Summary of Decision

37. The landlord is entitled to the following:

- a) Rent Owing (*up to and including 28 April 2021*) \$312.30
- b) Late Fees 75.00
- c) Hearing Expenses 34.88
- d) Total Owing to the Landlord \$422.18**

- e) Vacant Possession of the Rented Premises
- f) A daily rate of rent set at **\$27.78** beginning **29 April 2021** and continuing until the day the landlord obtains vacant possession of the Rented Premises.
- g) Any cost incurred to certify the attached orders.
- h) Any incurred costs from the High Sheriff of NL associated with enforcement of the attached Possession Order

07 May 2021

Date