

Residential Tenancies Tribunal

Application 2022 No. 357NL

Decision 22-0357-00

John R. Cook
Adjudicator

Introduction

1. The hearing was called at 2:00 PM on 20 June 2022 via teleconference.
2. The applicant, [REDACTED], was represented at the hearing [REDACTED], hereinafter referred to as "the landlord". The respondent, [REDACTED], hereinafter referred to as "the tenant", was not in attendance.

Issues before the Tribunal

3. The landlord is seeking the following:
 - An order for a payment of rent in the amount of \$1215.00,
 - An order for a payment of late fees in the amount of \$75.00, and
 - An order for vacant possession of the rented premises.

Legislation and Policy

4. The jurisdiction of the Director of Residential Tenancies is outlined in sections 46 and 47 of the *Residential Tenancies Act, 2018*.
5. Also relevant and considered in this case are sections 15, 19, 35 and 42 of the *Residential Tenancies Act, 2018*, and rule 29 of the Rules of the Supreme Court, 1986.

Preliminary Matters

6. The tenant was not present or represented at the hearing and I was unable to reach him by telephone. 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 he has been properly served. With his application, the landlord submitted an affidavit stating that tenant had been served with the application, by registered mail, on 13 May 2022. The landlord stated that the tenant never did collect that mail, and it was eventually returned to the landlord as unclaimed. Section 42.(6) of the *Residential Tenancies Act, 2018* states that where an application is sent to a respondent by registered mail, it is considered to have been served on the 5th day after mailing—in this case, 18 May 2022. 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 his absence.

7. The landlord amended his application at the hearing and stated that she was now seeking a total claim of rent in the amount of \$1170.00.

Issue 1: Rent - \$1170.00

Relevant Submissions

8. The landlord stated that he had entered into a monthly rental agreement with the tenant on 01 April 2017. The rental property in this tenancy is a site for a mobile home, and the current rent is set at \$255.00 per month.
9. The landlord submitted rent records at the hearing (■■■ #1) showing the rent payments the tenant had made since he moved onto the site. These records show that the tenant last had a zero-balance in 2020 and since that time, there have been many months where no rent was paid by the tenant at all, and oftentimes the money that the landlord received only covered a portion of the rent.
10. According to those records, the tenant now has a balance owing of \$1170.00 for the period ending 30 June 2022. The landlord is seeking an order for a payment of that amount.

Analysis

11. I accept the testimony of the landlord in this matter and I find that the tenant had not been paying his rent as required and that he has accrued a balance owing of \$1170.00.
12. As the landlord is also seeking an order for vacant possession of the rented premises, I find that the landlord is entitled to a payment of rent to the date of the hearing, and a per diem thereafter.
13. I calculate that amount to be \$1082.60 (\$1215.00 owing for the period ending 31 May 2022 less a credit of \$132.40cr for June 2022 (\$255.00 per month x 12

months = \$3060.00 per year ÷ 365 days = \$8.38 per day x 20 days = \$167.60, less the payment of \$300.00 received on 02 June 2022)).

Decision

14. The landlord's claim for a payment of rent succeeds in the amount of \$1082.60.
15. The tenant shall pay a daily rate of rent in the amount of \$8.38, beginning 21 June 2022, and continuing to the date the landlord obtains vacant possession of the rented premises.

Issue 2: Late Fees - \$75.00

16. The landlord has assessed a late fee of \$75.00.

Analysis

17. Section 15 of the *Residential Tenancies Act, 2018* states:

Fee for failure to pay rent

15. (1) *Where a tenant does not pay rent for a rental period within the time stated in the rental agreement, the landlord may charge the tenant a late payment fee in an amount set by the minister.*

The minister has prescribed the following:

Where a tenant has not paid the rent for a rental period within the time specified in the Rental Agreement, the landlord may assess a late payment fee not to exceed:

(a) \$5.00 for the first day the rent is in arrears, and

(b) \$2.00 for each additional day the rent remains in arrears in any consecutive number of rental payment periods to a maximum of \$75.00.

18. As the tenant has been in arrears since 2020, the landlord is entitled to a payment of the maximum fee of \$75.00 set by the minister.

Decision

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

Issue 3: Vacant Possession of Rented Premises

Relevant Submissions

20. With his application, the landlord submitted a copy of a termination notice that he stated was sent to the tenant, by registered mail, on 29 April 2022 (████ #2). That notice was issued under section 19 of the *Residential Tenancies Act, 2018* and it had an effective termination date of 15 May 2022.
21. The landlord stated that the tenant has not moved out, as required, and he is seeking an order for vacant possession of the rented premises.

Analysis

22. Section 19 of the *Residential Tenancies Act, 2018* states:

Notice where failure to pay rent

19. (1) Notwithstanding subsection 18(2) and paragraph 18(3)(b),

...

(b) where the residential premises is

(i) rented from month to month,

(ii) rented for a fixed term, or

(iii) a site for a mobile home, and

the amount of rent payable by a tenant is overdue for 5 days or more, the landlord may give the tenant notice that the rental agreement is terminated and that the tenant is required to vacate the residential premises on a specified date not less than 10 days after the notice is served on the tenant.

(2) Notwithstanding subsection (1), where the tenant pays the full amount of the overdue rent, including a fee under section 15, before the date specified in the notice under paragraph (1)(a) or (b), the rental agreement is not terminated and the tenant is not required to vacate the residential premises.

23. Where a notice is sent to a tenant by registered mail, section 35.(5) of the *Act* states that it is considered served on the 5th day after mailing—04 May 2022. On that date, the tenant was in arrears in the amount of \$1215.00, and he had been in arrears for about 2 years. No rent payments were made to the landlord prior to the termination date set out in the termination notice.

24. As the notice meets all the requirements set out in this section of the *Act*, and as it was properly served, it is a valid notice.

Decision

25. The landlord's claim for an order for vacant possession of the rented site succeeds.
26. The tenant shall pay to the landlord any costs charged to the landlord by the Office of the High Sheriff should the landlord be required to have the Sheriff enforce the attached Order of Possession.

Issue 4: Hearing Expenses

27. As the landlord's claim has been successful, the tenant shall pay his hearing expense of \$20.00 for the costs of filing this application.

Summary of Decision

28. The landlord is entitled to the following:
- An order for a payment of \$1177.60, determined as follows:

a) Rent Owing	\$1082.60
b) Late Fees	\$75.00
c) Hearing Expenses	\$20.00
d) Total	<u>\$1177.60</u>
 - An order for vacant possession of the rented site,
 - A payment of a daily rate of rent in the amount of \$8.38, beginning 21 June 2022 and continuing to the date the landlord obtains possession of the rental unit,
 - The tenant shall also pay to the landlord any costs charged to the landlord by the Office of the High Sheriff should the landlord be required to have the Sheriff enforce the attached Order of Possession.

21 June 2022

Date


John R. Cook
Residential Tenancies Tribunal