

Residential Tenancies Tribunal

Application 2022 No. 0645 NL

Decision 22-0645-00

Jaclyn Casler
Adjudicator

Introduction

1. The hearing was called at 2:00 PM on 08 September 2022 via teleconference.
2. The applicant, [REDACTED], as represented by [REDACTED] and, hereinafter referred to as "the landlord", participated in the hearing.
3. The respondent, [REDACTED], hereinafter referred to as "the tenant", did not participate in the hearing.
4. An affidavit of service was provided by the landlord (L#1) confirming that the tenant was served electronically of the claim against her. The landlord testified that she knew to serve electronically using the email provided on the lease agreement, and proof of electronic service was provided in the abovementioned document.
5. The details of the claim were presented as a month-to-month rental agreement, operating since August 2021. Monthly rent is set at \$438.00 and a security deposit was not collected. A copy of the written rental agreement was provided (L#2).
6. 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 applicants have to establish that their account of events is more likely than not to have happened.

Issues before the Tribunal

7. The landlord is seeking the following:
 - Payment of rent in the amount of \$2,328.00; and
 - Vacant possession of the rental premises.

Legislation and Policy

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

9. Also relevant and considered in this case is section 19 of the *Residential Tenancies Act, 2018*.

Preliminary Matters

10. The tenant was not present or represented at the hearing and I was unable to reach them by telephone. This Tribunal's policies concerning notice requirements and hearing attendance have been adopted from the *Rules of the Supreme Court, 1986*.
11. 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.
12. As the tenant was properly served, and any further delay in these proceedings would unfairly disadvantage the landlord, I proceeded with the hearing in her absence.
13. The landlord amended his application at the hearing and stated that she was now seeking a total claim of rent in the amount of \$2,766.00.

Issue 1: Payment of Rent (\$3760.00)

Relevant Submissions

14. The rental premises is duplex located at [REDACTED].
15. The landlord submitted a copy of her rental ledger (L#3). She testified that the tenant made no effort to pay rent after the termination notice was issued to her in May 2022. The landlord testified that monthly rent was paid in July 2022 and in September 2022 but not in June or August. As shown in the rental ledger, the tenant last had a zero dollar balance on her account in September 2021.

Analysis

16. I accept the landlord's claim and evidence that the tenant has not paid her rent as required. Regarding the actual amount of money owed to the landlord, it is useful to confirm the amount of money owing as at 31 August 2022 (see table below). I find that the tenant owed the landlord \$2,766.00 in rent as at 31 August 2022.

	Rent	Paid
Aug 21	\$374.00	\$374.00
Sep 21	\$438.00	\$438.00
Oct 21	\$438.00	\$0.00
Nov 21	\$438.00	\$0.00
Dec 21	\$438.00	\$300.00
Jan 22	\$438.00	\$438.00
Feb 22	\$438.00	\$0.00
Mar 22	\$438.00	\$0.00
Apr 22	\$438.00	\$438.00

May 22	\$438.00	\$0.00
Jun 22	\$438.00	\$0.00
Jul 22	\$438.00	\$438.00
Aug 22	<u>\$438.00</u>	<u>\$0.00</u>
	\$5,630.00	- \$2,864.00
		= \$2,766.00

17. As the landlord is also seeking an order for vacant possession of the rented premises, I find that she is entitled to a payment of rent to the date of the hearing (8 September 2022) and a per diem thereafter. I therefore calculate the total arrears owing as at 8 September 2022 to be \$2,453.20.

18. This amount was arrived at through the following calculations:

- $\$438.00 \times 12 = \$5,256.00 / 365 = \$14.40$ per day
 $\$14.40 \times 8 = \115.20 for September 1 - 8, 2022
- $\$2,766.00 + \$115.20 = \$2,881.20$ for total possible rental arrears
- $\$2,881.20 - \438.00 (September 2022 payment) = \$2,453.20

Decision

19. The landlord's claim for rent succeeds in the amount of \$2,453.20.

Issue 2: Vacant Possession of Rented Premises Relevant Submissions

20. The landlord submitted a copy of a termination notice issued on 06 May 2022 with an effective date of 30 May 2022 with their application (L#4). The notice was a standard notice of termination under Section 19 of the *Residential Tenancies Act, 2018*. The landlord testified that she served the termination notice in person on the day the notice was issued.
21. According to the landlord's records, the tenant owed \$1890.00 in rent on the day the termination notice was issued. The landlord is seeking an order for vacant possession of the rented premises because no payment of rent has been made since the termination notice was issued.

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. According to the landlord’s records, on 06 May 2022, the day the termination notice was issued, the tenant was in arrears in the amount of \$1890.00.
- 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 landlords’ claim for an order for vacant possession of the rented premises 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 3: Hearing Expenses
Relevant Submissions**

- 27. The landlord claimed \$20.00 for the cost of applying for this hearing.
- 28. As her claim has been successful, the tenant shall pay this expense.

Summary of Decision

- 29. The landlord is entitled to the following:
 - An order for vacant possession of the rented premises.
 - An order for payment of payment in the amount of, \$2,473.20, determined as follows:
 - a) Rent..... \$2,453.20
 - b) Hearing Expenses.....\$20.00

c) Total.....\$2,473.20

- An order for payment of a daily rate of rent in the amount of \$14.40, beginning 09 September 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.

13 September 2022

Date



Jaclyn Casler

Residential Tenancies Tribunal