

Residential Tenancies Tribunal

Application 2022-No.0831-NL

Decision 22-0831-00

Jacqueline Williams
Adjudicator

Introduction

1. Hearing was called at 9:15 a.m. on 20-October-2022.
2. The applicant, [REDACTED] represented by [REDACTED], hereinafter referred to as “the landlord,” attended by 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 left a message on his telephone number ([REDACTED]) 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 he has been properly served. The landlord submitted an affidavit (LL#01) with their application stating that they had served the tenant with notice of the hearing, electronically on 04-October-2022 to the tenant's email [REDACTED]. The landlord said that the tenant provided him the email address and they used it for communication. 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.
5. The landlord amended their application to increase rent from \$2,650.00 to \$3,400.00 to reflect the current amount of rent owed. The landlord also removed security deposit applied to monies owed as the tenant did not pay the security deposit.

Issues before the Tribunal

6. The landlord is seeking:
 - Rent \$3,400.00
 - Late fees \$75.00

- Vacant possession of rental premises
- Hearing Expenses \$20.00

Legislation and Policy

7. The jurisdiction of the Director of Residential Tenancies is outlined in sections 46 and 47 of the *Residential Tenancies Act, 2018*.
8. Also relevant and considered in this decision are the following sections of the *Residential Tenancies Act, 2018*: Section 15: Fee for failure to pay rent, and Section 19: Notice where failure to pay rent.

Issue 1: Rent \$3,400.00

Relevant Submissions

9. The landlord submitted a rental agreement (LL#02) with the application. The tenant took occupancy on 15-June-2022 and was billed a daily rate for that month. They entered a written term agreement with the tenant from 01-July-2022 until 30-Jun-2023. The tenant's rent is \$750.00 a month and this includes utilities. The rental period is from the 1st day of the month until the last day; rent is due the 1st day of each month. The landlord said that the tenant was supposed to pay a security deposit of \$375.00, however he never made that payment.
10. The landlord said that the tenant was supposed to make arrangements to have income support pay his rent directly to them. She contacted Income Support with the tenant's permission and discovered that they had paid out the money directly to the tenant and that he hadn't paid any towards the rent. To date they have received no payments from the tenant.
11. The landlord submitted a rent ledger

Rent ledger
2022-0831-NL

Date	Action	Amount	total
15-Jun-22	prorated rent due	-400.00	-400.00
1-Jul-22	rent due	-750.00	-1150.00
1-Aug-22	rent due	-750.00	-1900.00
1-Sep-22	rent due	-750.00	-2650.00
20-Oct-22	rent due daily rate 01 - 20	-493.20	-3143.20

Daily rate: \$750 x 12 months = \$9,000
\$9,000 divided by 365 days = \$24.66
\$24.66 a day x 20 days = \$493.20

12. A daily rate of rent was calculated up to and including the day of the hearing for the month of October; this was amended in the rent ledger.
13. The landlord is seeking full reimbursement of the rent from the tenant.

Analysis

14. Non-payment of rent is a violation of the rental agreement (LL#02). I accept the landlord's testimony and evidence that the tenant did not pay rent totaling \$3,143.20.
15. I find that the tenant shall pay the landlord the rent owed totaling \$3,143.20

Decision

16. The landlord's claim for rent succeeds in the amount of \$3,143.20.

Issue 2: Late fees \$75.00

Relevant Submissions

17. The landlord has proven, paragraph 15, that the tenant has been in rental arrears as of 15-June-2022 and is seeking the maximum allowed late fees.

Analysis

18. 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.*

19. As the tenant has been arrears since 15-June-2022, I find that the landlord is entitled to a payment of the maximum fee of \$75.00 set by the minister.

Decision

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

Issue 3: Vacant Possession of the Rental Premises

Relevant Submissions

21. The landlord submitted a termination notice (LL#04). It is on a “landlord’s notice to terminate early – cause” form for failure to pay rent. The notice is signed and dated for 29-August-2022 with a termination date of 09-September-2022.
22. The landlord said that they sent the notice by email on 29-August-2022 at 1:40 p.m.

Analysis

23. The notice was served under Section 19, of the *Residential Tenancies Act, 2018*, which 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.*

(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.

24. The tenant was in rent arrears in excess of the 5 days when the notice was served. On the date of termination, the tenant was still in arrears. The termination notice meets the requirements of the Act and is a valid notice. The notice was served in accordance of the Act.
25. I find that the tenant should have vacated the property by 09-September-2022.

Decision

26. The landlord’s claim for an order for vacant possession succeeds.

27. The tenant shall vacate the premises immediately.
28. The tenant shall pay to the landlords 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.
29. The tenant shall pay a daily rate for rent beginning 21-September-2022 of \$24.66, as per paragraph 11, until such time as the landlords regain possession of the property.

Issue 4: Hearing expenses reimbursed \$20.00

30. The landlord submitted the receipt for \$20.00 for the cost of the hearing (LL#05) and I find pursuant to policy 12.01, is entitled to reimbursement of that cost from the tenant.

Summary of Decision

31. The tenant shall:
 - Pay the landlord \$3,238.20 as follows:
 - Rent \$3,143.20
 - Late fees 75.00
 - Hearing expenses..... 20.00
 - Total..... \$3,238.20
 - Pay a daily rate of rent beginning 21-September-2022 of \$24.66, until such time as the landlords regain possession of the property.
 - Vacate the property immediately
 - Pay to the landlords 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.

The landlord

- Will be awarded an Order of Possession.

October 26, 2022

Date


Jacqueline Williams, Adjudicator
Residential Tenancies Office