

## **Residential Tenancies Tribunal**

Application 2022-No.0962-NL

Decision 22-0962-00

Jacqueline Williams  
Adjudicator

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### **Introduction**

1. Hearing was called at 2:14 p.m. on 05-December-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 there was no number provided to contact him 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, by process server, on 18-November-2022. The landlord stated that the process server will serve the tenant in person or post it to the tenant’s door. 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.

### **Issues before the Tribunal**

5. The landlord is seeking vacant possession of the rental premises.

### **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*.

7. Also relevant and considered in this decision is the following section of the *Residential Tenancies Act, 2018*: Section 18: Notice of termination of rental agreement.

### **Issue 1: Vacant Possession of the Rental Premises**

#### **Relevant Submissions**

8. The landlord said that they have a written monthly rental agreement with the tenant. The tenant moved in on 01-April-2019 and signed a term lease until 31-March-2020, currently they have a monthly agreement. The tenant pays \$800.00 on the first day of each month for rent. The tenant paid a security deposit of \$600.00 on 01-April-2019 and the landlord is still in possession of that deposit.
9. The landlord submitted a termination notice (LL#02), it is a letter which states that the reason for termination is Section 18 of the *Residential Tenancies Act, 2018*. The letter contains the tenants name and address, the notice was dated and signed for 05-August-2022 with a termination date of 30-November-2022. The landlord said that they sent the notice by courier and that the courier delivered the notice to the tenant on 05-August-2022.
10. The landlord is seeking an order of vacant possession.

#### **Analysis**

11. According to Section 18 of the *Residential Tenancies Act, 2018*:

##### ***Notice of termination of rental agreement***

***18. (2) A landlord shall give the tenant notice that the rental agreement is terminated and the tenant is required to vacate the residential premises***

***(a) not less than 4 weeks before the end of a rental period where the residential premises is rented from week to week;***

***(b) not less than 3 months before the end of a rental period where the residential premises is rented from month to month; and***

***(c) not less than 3 months before the end of the term where the residential premises is rented for a fixed term.***

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***(9) In addition to the requirements under section 34, a notice under this section shall***

***(a) be signed by the person providing the notice;***

***(b) be given not later than the first day of a rental period;***

***(c) state the date, which shall be the last day of a rental period, on which the rental agreement terminates and the tenant intends to vacate the residential premises or the date by which the tenant is required to vacate the residential premises; and***

*(d) be served in accordance with section 35.*

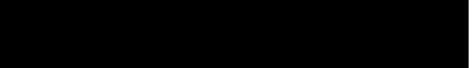
12. The termination notice submitted by the landlord (LL#02) meets the requirements of the Act and is a valid notice.
13. The termination notice is valid and the tenant should have moved on 30-November-2022.

### **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 Sheriff, should the landlord be required to have the Sheriff enforce the attached Order of Possession.
16. The landlord is granted an Order of Possession.

December 6, 2022

Date

  
Jacqueline Williams, Adjudicator  
Residential Tenancies Office