

Residential Tenancies Tribunal

Application 2023-No.0723 -NL Decision 23-0723-00

Jacqueline Williams
Adjudicator

Introduction

1. Hearing was called at 9:14 a.m. on 13-September-2023.
2. The applicant, [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 was unable to reach him by telephone at the start of the hearing ([REDACTED]); a message was left. 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 his application stating that he had served the tenant with notice of the hearing, in person on 01-September-2023. 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 his application to increase rent from \$850.00.00 to \$2,100.00 to reflect the current amount of rent due. As this file is for termination of the tenancy the security deposit will be applied to monies owed.

Issues before the Tribunal

6. The landlord is seeking:
 - Rent \$2,100.00
 - Security deposit applied against monies owed \$650.00

- 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 14: Security deposit, Section 15: Fee for failure to pay rent, and Section 19: Notice where failure to pay rent.

Issue 1: Rent \$1,250.00

Relevant Submissions

9. The landlord submitted a rental agreement (LL#02) with the application. They entered a written monthly agreement beginning 01-October-2022. The landlord said that the tenant was permitted to take occupancy a few days early, however he believes he may have moved in a few days later. The tenant pays \$1,250.00 a month. 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 paid a security deposit of \$650.00 on 28-September-2022 and he is still in possession of the deposit.
10. The landlord submitted the rent receipts (LL#03) and they have been entered into a rent ledger, as follows:

Rent ledger
2023-0723-NL

Date	Action	Amount	total
1-Oct-22	rent due	1250.00	1250.00
3-Oct-22	payment	-800.00	450.00
9-Oct-22	payment	-450.00	0.00
1-Nov-22	rent due	1250.00	1250.00
17-Nov-22	payment	-1250.00	0.00
1-Dec-22	rent due	1250.00	1250.00
10-Dec-22	payment	-1250.00	0.00
1-Jan-23	rent due	1250.00	1250.00
10-Jan-23	payment	-1250.00	0.00
1-Feb-23	rent due	1250.00	1250.00
2-Feb-23	payment	-1650.00	-400.00
1-Mar-23	rent due	1250.00	850.00
22-Mar-23	payment	-1100.00	-250.00
1-Apr-23	rent due	1250.00	1000.00

6-Apr-23		payment	-1450.00	-450.00
1-May-23	rent due		1250.00	800.00
11-May-23		payment	-1200.00	-400.00
1-Jun-23	rent due		1250.00	850.00
1-Jul-23	rent due		1250.00	2100.00
7-Jul-23		payment	-1250.00	850.00
26-Jul-23		payment	-1250.00	-400.00
1-Aug-23	rent due		1250.00	850.00
1-Sep-23	daily rate 01 - 13 Sept.		534.30	1384.30

Daily rate: $\$1,250 \times 12 \text{ months} = \$15,000.00$

$\$15,000.00 \text{ divided by } 365 \text{ days} = \41.10

$\$41.10 \times 13 \text{ days} = \534.30

11. Note: ledger is amended to show a daily rate for September as this tribunal doesn't consider future rent.

Analysis

12. 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 \$1,384.30.

13. The tenant shall pay the landlord the rent owed totaling \$1,384.30.

Decision

14. The landlord's claim for rent succeeds in the amount of \$1,384.30

Issue 2: Security deposit applied against monies owed \$650.00

Relevant Submissions

15. The landlord stated in paragraph 9 that the tenant paid a security deposit of \$650.00 on 28-September-2023 and he is still in possession of the deposit. The landlord is requesting to retain the security deposit against monies owed.

Analysis

16. The landlord's claim for loss has been successful, paragraph 14, he shall retain the deposit as per Section 14 of the *Residential Tenancies Act, 2018*, see below:

Security deposit

14. (10) Where a landlord believes he or she has a claim for all or part of the security deposit,

(a) the landlord and tenant may enter into a written agreement on the disposition of the security deposit; or

(b) the landlord or the tenant may apply to the director under section 42 to determine the disposition of the security deposit

Decision

17. The landlord's claim to retain the security deposit against monies owed succeeds in the amount of \$650.00.

Issue 3: Vacant Possession of the Rental Premises

Relevant Submissions

18. 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 14-July-2023 with a termination date of 25-July-2023.

19. The landlord said that he posted the notice to the tenant's door on 14-July-2023.

Analysis

20. 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.

21. 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.
22. The tenant should have vacated the property by 25-July-2023.

Decision

23. The landlord's claim for an order for vacant possession succeeds.
24. The tenant shall vacate the premises immediately.
25. 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.
26. The tenant shall pay a daily rate for rent beginning 14-September-2023 of \$41.10, as per the table in paragraph 10, until such time as the landlords regain possession of the property.

Issue 4: Hearing expenses reimbursed \$20.00

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

Summary of Decision

28. The tenant shall:
 - Pay the landlord \$754.30 as follows:
 - Rent \$1,384.30
 - Hearing Expenses 20.00
 - Security deposit applied (650.00)
 - Total \$754.30
 - Pay a daily rate of rent beginning 14-September-2023 of \$41.10, until such time as the landlords regain possession of the property.
 - Vacate the property immediately

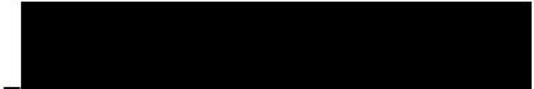
- Pay to the landlords any costs charged to the landlord by the Office of the High Sheriff should the landlord be required to have the Sheriff enforce the attached Order of Possession.

The landlord

- Will be awarded an Order of Possession.
- Shall retain the security deposit of \$650.00

September 15, 2023

Date


Jacqueline Williams, Adjudicator
Residential Tenancies Office