

Residential Tenancies Tribunal

Application 2023-0826-NL

Decision 23-0826-00

Pamela Pennell
Adjudicator

Introduction

1. Hearing was called at 1:47 p.m. on 23-October-2023.
2. The applicant, [REDACTED], hereinafter referred to as “the landlord”, attended the hearing by teleconference.
3. The respondent, [REDACTED] (tenant 1), hereinafter referred to as “the tenant” did not attend the hearing. The respondent, [REDACTED] (tenant 2), hereinafter referred to as “the tenant” attended by teleconference.

Preliminary Matters

4. Tenant 1 was not present at the hearing, and I was unable to reach him by telephone 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 hearing 10 clear days prior to the hearing date and, where the respondents fail 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 with his application stating that he had served tenant 1 with the notice of hearing personally at the rental premises on 5-October-2023 (LL#1). The landlord did not submit an affidavit to show that he served tenant 2, however tenant 2 waived service and wanted to proceed with the hearing. In accordance with the *Residential Tenancies Act, 2018* this is good service.
5. There is a verbal rental agreement that commenced on 1-June-2005. Rent is currently \$700.00 per month and is due on the first of the month. A security deposit of \$350.00 was paid on 1-June-2005 and is still in the landlord’s possession.

Issues before the Tribunal

6. The landlord is seeking:
 - An order for vacant possession of the rented premises

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 18: Notice of termination of rental agreement

Issue # 1: Vacant Possession of the Rented Premises

Relevant Submissions

9. The landlord submitted a copy of a termination notice issued to the tenants on a *Landlord's Notice to Terminate – Standard form (LL#2)*. It was dated for 31-March-2023 under section 18; Notice of termination of rental agreement to vacate the premises by 31-July-2023.

Analysis

10. The notice was served under Section 18, of the *Residential Tenancies Act, 2018*, which states:

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.*

.....

(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.*

11. The termination notice submitted by the landlord meets the requirements of not less than 3 months before the end of a rental period where the residential premises is rented month to month. In accordance with the *Residential Tenancies Act*, the termination notice is a valid notice.

12. I find that the tenants should have vacated the premises by 31-July-2023

Decision

13. The landlord's claim for an order of vacant possession succeeds.

Summary of Decision:

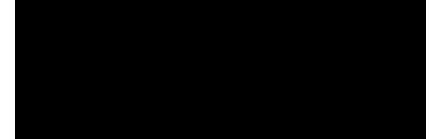
36. The tenants shall vacate the premises immediately.

37. The tenants 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.

38. The landlord will be awarded an Order of Possession.

November 7, 2023

Date



Pamela Pennell
Residential Tenancies Office