

Residential Tenancies Tribunal

Application 2024-0396-NL

Seren Cahill
Adjudicator

Introduction

1. Hearing was held on 1-August-2024 at 9:06 am.
2. The applicant, [REDACTED], hereinafter referred to as the landlord, attended via teleconference.
3. The respondent, [REDACTED], hereinafter referred to as the tenant, also attended via teleconference.

Preliminary Matters

4. The respondent acknowledged they received notice of this hearing more than ten days before the hearing date.

Issues before the Tribunal

5. Should the landlord's claim for vacant possession be granted?

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* (the *Act*).
7. Also considered and referred to in this decision are sections 18(2), 18(9), and 34 of the *Act*, reproduced below:

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.

Requirements for notices

34. A notice under this Act shall

- (a) be in writing in the form prescribed by the minister;
- (b) contain the name and address of the recipient;
- (c) identify the residential premises for which the notice is given; and
- (d) state the section of this Act under which the notice is given.

Issue 1: Vacant Possession

Landlord's Position

8. The landlord submitted that he issued a valid termination notice, that the move out date has elapsed, and that he seeks vacant possession of the premises.

Tenant's Position

9. The tenant testified that she believed the landlord was acting out of greed.

Analysis

10. In order to receive an order for vacant possession, a landlord must issue a valid termination notice. To be valid, a termination notice must comply with all relevant sections of the *Act*. The landlord submitted LL#1, a termination notice he says was served on the tenant.

11. LL#1 is in writing in the form prescribed by the minister. It contains the name and address of the recipient. It identifies the residential premises for which it was given. It states it is issued under s. 18 of the *Act*. It therefore complies with s. 34.
12. LL#1 was signed by the landlord who provided it. It was given on 8-April-2024, 22 days before the first day of the relevant rental period. It states the date on which the rental agreement is to terminate, and this date is the last day of a rental period. It was served personally in accordance with s. 35(2)(a) of the *Act*. It therefore complies with s. 18(9).
13. LL#1 provides three full months' notice, as required by s. 18(2).
14. LL#1 complies with all relevant sections of the *Act* and is therefore valid.

Decision

15. A valid termination notice was issued which gives a move out date of 31-July-2024. The rental agreement terminated on that date. Insofar as the tenant is still residing at the premises, they are doing so illegally.
16. The landlord's application for an order of vacant possession succeeds.

Summary of Decision

17. The tenant shall vacate the premises immediately.
18. The tenant shall pay to the landlord any costs charged to the landlord, by the Office of the High Sherriff, should the landlord be required to have the Sheriff enforce the attached Order of Possession.
19. The landlord is granted an order of possession.

9-August-2024

Date


Seren Cahill
Residential Tenancies Office