

Residential Tenancies Tribunal

Application 2024-0749-NL

Michael Reddy
Adjudicator

Introduction

1. The hearing was held on 17 September 2024 at 9:15 AM.
2. The applicant, [REDACTED], hereinafter referred to as “the landlord”, attended via teleconference.
3. The respondent, [REDACTED], hereinafter referred to as “the tenant”, did not attend.

Preliminary Matters

4. The landlord submitted an affidavit (LL # 1) with the application stating the tenant had been served the notice of the hearing in person on 23 August 2024 at approximately 11:34 AM. In accordance with the *Residential Tenancies Act*, 2018, this is considered good service.
5. The tenant was not present or represented at the hearing and there was no contact telephone information for him. 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 the hearing may proceed in the respondent’s absence so long as they have been properly served. The landlord personally served the tenant. 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.
6. The landlord amended her application during the hearing and is no longer seeking rental arrears. The landlord is not seeking hearing expenses.
7. The tenant has resided in the one-bedroom basement apartment since June 2024. The rental agreement is described as a verbal monthly agreement with rent in the amount of \$850.00 due on the 1st of each month. There was no security deposit collected on this agreement.

8. In a proceeding under the *Residential Tenancies Act*, 2018, the applicant has the burden of proof. This means the applicant has the responsibility to prove that the outcome they are requesting should be granted. In these proceedings the standard of proof is referred to as the balance of probabilities which means the applicant has to establish that his/her account of events are more likely than not to have happened.

Issues before the Tribunal

9. The landlord is seeking an Order of Vacant Possession of the rental property.

Legislation and Policy

10. The jurisdiction of the Director of Residential Tenancies is outlined in Sections 46 and 47 of the *Residential Tenancies Act*, 2018 (the *Act*).
11. Also relevant and referred to in this decision are Sections 18, 34 and 35 of the *Act*.

Issue 1: Vacant Possession of the Rental Premises

12. The landlord testified on 1 May 2024 she personally served the tenant with a Notice of Termination of the rental agreement under Section 18 of the *Act* with a request for the tenant to vacate the rental premises on 31 July 2024 (LL # 2). On the date of the hearing (17 September 2024), she stated the tenant remains in the rental premises.

Analysis

13. On examination of the termination notice submitted into evidence (LL # 2), I find that the notice served on 1 May 2024 had a terminated date of 31 July 2024. As the date of termination identified on the notice is not less than 3 months before the end of the rental period and the date the tenant is required to move out, the termination notice follows the requirements of Section 18 (2)(b).
14. Section 18 (9) and 34 identify the technical requirements of the termination notice.
15. **Section 18 (9)**

In addition to the requirements under Section 34, a notice under this section shall

- (a) be signed by the landlord;*
- (b) be given not later than the first day of the rental period;*
- (c) state the date on which the rental agreement terminates and the tenant is required to vacate the residential premises; and*
- (d) be served in accordance with section 35.*

Section 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.*

16. On examination of the termination notice, I find all these criteria have been met. Further, as identified above, the landlord testified that the termination notice was served personally which is a permitted method of service identified under Section 35.
17. According to the reasons identified above, I find that the termination notice issued by landlord to be proper and valid. Therefore, the landlord is entitled to an order for vacant possession of the property, along with an order for all costs associated with certifying the orders or with the Sheriff to enforce such a Possession Order, should the Sheriff be engaged to execute the Possession Order.

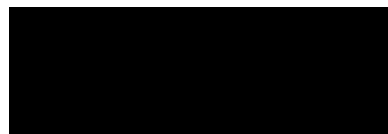
Decision

18. The landlords claim for an Order for Vacant Possession succeeds.
19. The landlord is further awarded the cost associated with the certification and enforcement of the Possession Order by the High Sheriff of NL.

Summary of Decision

20. The landlord is entitled to the following:
 - An Order for Vacant Possession of the rented premises
 - The tenant shall also 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.

26-September 2024
Date



Michael Reddy, Adjudicator
Residential Tenancies Office