

Residential Tenancies Tribunal

Decision 19-0026-02

Michael Greene
Adjudicator

Introduction

1. The hearing was called at 9:30 AM on 28 November 2019 at Residential Tenancies Hearing Room, 84 Mt. Bernard Avenue, Lower Level, The Sir Richard Squires Building, Corner Brook, Newfoundland and Labrador via Bell Teleconferencing System.
2. The applicant, [REDACTED], hereafter referred to as the landlord, participated in the hearing.
3. The respondent, [REDACTED], hereafter referred to as the tenant, participated in the hearing.
4. The details of the claim were presented as a written monthly rental agreement with rent set at \$700.00 per month and due on the 1st of each month. It was stated that no security deposit was collected on the tenancy. The landlord issued a termination notice dated 09 October 2019 for the intended termination date of 20 October 2019 under Section 19 of the *Residential Tenancies Act, 2018*.
5. 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.

Preliminary Matters

6. The tenant, [REDACTED], was not initially present or represented at the hearing. The Tribunal's policies concerning notice requirements and hearing attendance has been adopted from the *Rules of the Supreme Court, 1986*.
 - a. Rule 29.05(2)(a) states *a respondent to an application must be served with claim and notice of the hearing 10 clear days prior to the hearing date* and, 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/she has been properly served*.

The affidavit submitted by the landlord shows that the tenant was served with the notice of this hearing on the **22 October 2019** by serving the application for dispute resolution document to the tenant personally at the rental unit address. The tenant has had **36 days** to provide a response.

A phone call was placed to the tenant at [REDACTED]. The tenant indicated that she wished to appear and called the conferencing line to participate in the hearing.

7. The landlord amended the claim at the hearing to:
 - a. Add rent that has come due since the filing of the claim.
8. The tenant amended the claim at the hearing to:
 - a. Reflect the legal name of the tenant to be [REDACTED].

Issues before the Tribunal

9. The landlord is seeking the following:
 - a) Vacant possession of the rented premises
 - b) Payment of rent owing

Legislation and Policy

10. The jurisdiction of the Director of Residential Tenancies is outlined in the *Residential Tenancies Act, 2018 (the Act)*, Section 47.
11. Also relevant and considered in this case are Sections 19, 34 and 35 of *the Act*, and Policy 12-1: *Recovery of Fees: Filing, Costs, Hearing Expense, Interest, Late Payment and NSF*.

Issue 1: Rent Owing - \$1400.00

Relevant Submissions

Landlord Position

12. The landlord stated that he had entered into a verbal monthly rental agreement with the tenant, commencing approximately 8 years previous. The agreed rent was set at \$700.00 per month and due on the 1st day of each month with no security deposit collected on this tenancy. The landlord issued a termination notice (**Exhibit L # 3**) on 09 October 2019 for the intended date of 20 October 2019 (section 19). The landlord stated that rent was outstanding in the amount of \$1400.00 (**Exhibit L # 2**) for the period ending 30 November 2019 and stated as of the hearing date 28 November 2019 rent remains outstanding. The landlord testified that he received a payment from the tenant on 01 November 2019 in the amount of \$250.00 that has to be deducted.
13. The landlord testified that there was a previous hearing [REDACTED] regarding this tenant. During this hearing it was determined that the rent on the property was \$700.00 per month.

Tenant Position

14. The tenant testified that she only owes \$250.00 as she stated that her rent is only \$500.00 per month. She went on further to state that she owes for ½ of October and the month of November 2019.

Analysis

15. I have reviewed the testimony and evidence of the landlord and tenant in this matter. As far as I can see, there is one issue here that needs to be addressed: (i) is the rent that is being claimed by the landlord actually owed by the tenant.

16. With respect to the arrears being claimed, I agree with the landlord that rent is payable at a rate of \$700.00 per month and the acknowledgement of the tenant and the claim of the landlord equates when the rental rate of \$700.00 per month is used. Rent is required to be paid by the tenant for use and occupation of the rented premises as set out in the rental agreement established when the tenancy began. Records are clear that rent for the period ending 31 October 2019 is outstanding in the amount of **\$700.00**. Rent for the month of November can only be awarded up to and including the hearing date (28 November 2019) and is calculated as ($\$700.00 \times 12 \text{ months} = \$8,400.00 \div 365 \text{ days} = \$23.01 \text{ per day} \times 28 \text{ days} = \644.28). Rent for November 1 - 28, 2019 then is **\$644.28**.
17. The landlord is further awarded a daily rate of rent in the amount of **\$23.01** commencing on 29 November 2019 and continuing until the day the landlord obtains vacant possession of the property.
18. Further, there is a deduction in the amount of \$250.00 representing a payment made by the tenant on 01 November 2019 and acknowledged by the landlord.

Decision

19. The landlord's total claim for rent succeeds as follows:
 - a) Rent owing up to 31 October 2019.....\$700.00
 - b) Rent owing for November 1 - 28, 2019644.28
 - c) Sub-total.....\$1344.28
 - d) **LESS: Tenant Payment 01 November 2019(\$250.00)**
 - e) Total Arrears**\$1094.28**
- f) The landlord is awarded a daily rate of rent in the amount of **\$23.01** beginning on **29 November 2019** and continuing until the day the landlord obtains vacant possession of the property.

Issue 4: Vacant Possession of the Rented Premises

Landlord Position

20. The landlord is seeking to recover possession of the rented premises located at [REDACTED].
21. The landlord testified that the tenant has failed to pay rent as required by the rental agreement and has accumulated excessive rental arrears. The landlord submitted a copy of the termination notice (**Exhibit L # 3**) issued to the tenant on

09 October 2019 for the intended termination date of 20 October 2019 thereby terminating the tenancy effective 20 October 2019.

22. The landlord testified that the notice to terminate was served to the tenant on 09 October 2019 by personal service. The landlord indicated that as of the hearing date (28 November 2019), the tenant remained in the unit.

Analysis

23. The validity of the termination notice is determined by its compliance with the notice requirements identified in sections 19(4) and 34 as well as the service requirements identified in section 35.
24. The issue of rental arrears has been established above. There is no doubt that the tenant owes rent to the landlord and has failed to pay all the arrears by the ending date of the termination notice (20 October 2019).
25. The landlord issued a termination notice under section 19 of the *Residential Tenancies Act* by personal service. Section 19 requires that the landlord provide notice to the tenant that the rental agreement is terminated and the tenant is required to vacate the property on a specified date not less than 10 days after the notice has been served. I accept the evidence of the landlord and find that the tenant failed to make the required rent payments thereby accumulating rental arrears as calculated.
26. On examination of the termination notice issued and submitted into evidence (**Exhibit L # 3**), I find the notice was served on 09 October 2019 with a termination date of 20 October 2019. As established above, the tenant has outstanding rent beyond the date of termination. I further find that as the date of termination identified on the notice is not less than 10 days after the notice has been served and the date the tenant is required to move out, the termination notice is in full compliance with the requirements of section 19(4). Sections 19(4) and 34 identify the technical requirements of the termination notice as identified below. On examination of the termination notice, I find that all these criteria have been met.

section 19 (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.*

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.*

27. As identified above, the landlord testified that she served the termination notice by personal service which is a permitted method of service identified under section 35.
28. According to the reasons identified above, I find that the termination notice issued by the 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 any and all costs associated with the Sheriff to enforce such a Possession Order should the Sheriff be engaged to execute the Possession Order.

Decision

29. The landlord's claim for vacant possession succeeds. The landlord is further awarded costs associated with the enforcement of the Possession Order by the High Sheriff of NL.

Summary of Decision

30. The landlord is entitled to the following:

- a) Rent Owing (up to and including 28 November 2019) \$1094.28
- b)
- c) **Total owing to Landlord** **\$1094.28**
- d) Vacant Possession of the Rented Premises.
- e) A daily rate of rent in the amount of \$23.01 beginning 29 November 2019.
- f) An order for any and all costs associated with the Sheriff to enforce such a Possession Order should the Sheriff be engaged to execute the Possession Order.

18 December 2019

Date


Michael Greene
Residential Tenancies Tribunal