

Residential Tenancies Tribunal

Decision 20-0326-05

Michael Greene
Adjudicator

Introduction

1. The hearing was called at 1:30 pm on **28 September 2020** 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 landlord1, participated in the hearing. – ***Affirmed.***
3. The applicant, [REDACTED], hereafter referred to as landlord2, participated in the hearing. – ***Affirmed.***
4. The respondent, [REDACTED], hereafter referred to as the tenant, did not participate in the hearing – ***Absent and Not Represented.***
5. The details of the claim were presented as a verbal monthly rental agreement with rent set at \$700.00 per month and due on the 1st of each month. There was a security deposit in the amount of \$525.00 collected on the tenancy on or about 01 June 2019. The landlord issued a termination notice dated 31 March 2020 for the intended termination date of 30 June 2020 under Section 18 of the *Residential Tenancies Act, 2018*.
6. 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

7. The tenant, [REDACTED], was not 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 landlords show that the tenant was served with the notice of this hearing on the **15 September 2020** by serving the original documents to the tenant by email: [REDACTED] along with copies of the email sent to the respondent.

The tenant has had **12 days** to provide a response.

A phone call was made to the number on file for the tenant [REDACTED] and there was no answer. A message could not be left.

8. As the tenant was properly served with the application for dispute resolution, and as any further delay in these proceedings would unfairly disadvantage the landlord applicants, I proceeded in the tenant's absence.

Issues before the Tribunal

9. The landlords are seeking the following:
 - a) Vacant possession of the rented premises
 - b) Hearing expenses

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 18, 34 and 35 of *the Act*; and Policy 12-1: *Recovery of Fees: Filing, Costs, Hearing Expense, Interest, Late Payment and NSF*.

Issue 1: Vacant Possession of the Rented Premises

Landlord Position

12. The landlords are seeking to recover possession of the rented premises located at [REDACTED].
13. The landlords testified that they are looking to have their property returned as per the *Residential Tenancies Act, 2018*.
14. The landlords testified that a notice to terminate was issued under Section 18 of *the Act (Exhibit L # 1)* to terminate the tenancy on 30 June 2020. The landlords testified that the notice to terminate was served via email. The landlords indicated that as of the hearing date (28 September 2020), the tenant remained in the unit. The landlords further testified that to the best of his knowledge, there are 2 adults staying in the unit.

Analysis

15. The validity of the termination notice is determined by its compliance with the notice requirements identified in sections 18 (9) and 34 as well as the service requirements identified in section 35.
16. Section 18 (2)(b) requires that when a premises is rented for month to month, the landlords may terminate the tenancy and the tenant is required to vacate the residential premises on a date not less than 3 months before the end of the rental period. On examination of the termination notice issued and submitted into evidence (**Exhibit L # 1**), I find the notice was served on 31 March 2020 with a termination date of 30 June 2020. I find that as the date of termination identified on the notice is at least 3 months before the end of the rental period and the date the tenant is required to move out, the termination notice is in full compliance with the requirements of section 18 (2) (b). Sections 19 (4) and 34 identify the technical requirements of the termination notice as identified below. On examination of the termination notice, I find it all these criteria have been met.

17. As identified above, the landlords testified that the termination notice was served by email to the tenant which is a permitted method of service identified under section 35.

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 a 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.*

18. According to the reasons identified above, I find that the termination notice issued by the landlords to be proper and valid. Therefore, the landlords are 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

19. The landlords' claim for vacant possession succeeds. The landlords are further awarded costs associated with the enforcement of the Possession Order by the High Sheriff of NL.

Issue 2: Hearing Expenses

Landlord Position

20. The landlords paid a fee in the amount of \$20.00 as an application filing fee and presented a receipt from Service NL (██████████) (**Exhibit L # 2**). The landlords are seeking this cost.

Analysis

21. I have reviewed the testimony and evidence of the landlords in this matter. The expenses incurred by the landlords are considered a reasonable expense and are provided for with in Policy 12-1 *Recovery of Fees: Filing, Costs, Hearing Expense, Interest, Late Payment and NSF*. As such, I find the tenant is responsible to cover these reasonable expenses.

Decision

22. The tenant shall pay the reasonable expenses of the landlords in the amount of \$20.00.

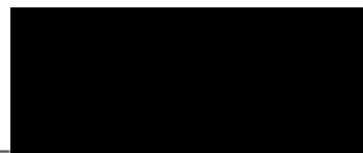
Summary of Decision

23. The landlords are entitled to the following:

- a) **Hearing Expenses.....\$20.00**
- b) **Vacant Possession of the Rented Premises.**
- c) **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.**

29 September 2020

Date



Michael Greene
Residential Tenancies Tribunal