

## Residential Tenancies Tribunal

Decision 19-0072-01

Michael Greene  
Adjudicator

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### Introduction

1. The hearing was called at 1:30 pm on 10 October 2019 at Residential Tenancies Hearing Room, 84 Mt. Bernard Avenue, Lower Level, The Sir Richard Squires Building, Corner Brook, Newfoundland and Labrador via Bell Conferencing System.
2. The applicant, [REDACTED], hereafter referred to as the landlord, participated in the hearing. (*Affirmed*)
3. The respondent, [REDACTED], hereafter referred to as the tenant did not participate in the hearing.
4. The details of the claim were presented as a written monthly rental agreement with rent set at \$1000.00 per month exclusive of utilities and due on the 1<sup>st</sup> of each month. It was stated that a security deposit in the amount of \$500.00 was collected on this tenancy on or about 19 July 2018. The landlord issued two termination notices as follows:
  - a. Issued on 09 August 2019 for the termination date of 20 August 2019 under section 19 of the *Residential Tenancies Act, 2018*.
  - b. Issued on 09 September 2019 for the termination date of 20 September 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 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 **20 September 2019** by serving the application for dispute resolution document to the tenant by way of email: [REDACTED]. The supporting documents were attached to the affidavit including a received email from the tenant acknowledging receiving the email.

The tenant has had **19 days** to provide a response.

The tenant failed to log into the teleconference at 1:30 pm and after 1:49 pm the conference call was terminated.

As the tenant was properly served in accordance with the *Residential Tenancies Act, 2018*, with the application for dispute resolution, and as any further delay in these proceedings would unfairly disadvantage the landlord applicant, I proceeded with the hearing.

7. The landlord amended the claim to remove the request for vacant possession as the tenant vacated the property on or about 22 September 2019.

## Issues before the Tribunal

8. The landlord is seeking the following:
  - a) Payment of rent owing **\$1000.00**
  - b) Application of Security Deposit
  - c) Hearing expenses

## Legislation and Policy

9. The jurisdiction of the Director of Residential Tenancies is outlined in the *Residential Tenancies Act, 2018 (the Act)*, Section 47.
10. 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 - \$1000.00

### Relevant Submissions

#### Landlord Position

11. The landlord stated that he entered into a written monthly rental agreement with the tenant, commencing 01 August 2018 for the unit at [REDACTED]. The agreed rent was set at \$1000.00 per month excluding utilities and due on the 1<sup>st</sup> day of each month. There was a security deposit in the amount of \$500.00 collected on this tenancy on or about 19 July 2018. The landlord issued a termination notice on 09 August 2019 for a termination date of 20 August 2019 under section 19 and a second notice on 09 September 19 for a termination date of 20 September 2019 under section 19 (**Exhibits L # 2 & 3**). The landlord testified that the tenant vacated on or about 22 September 2019. The landlord submitted a copy of the rental agreement (**Exhibit L # 1**) along with a copy of the rental records (**Exhibit L # 4**). The landlord stated that as of 30 September 2019 \$1000.00 was owed.

#### Analysis

12. I have reviewed the testimony and evidence of the landlord 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.
13. With respect to the arrears being claimed, I agree with the landlord that rent is owed. 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. It has been presented that the tenant vacated on or about 22 September 2019. Rent for the month of September can only be calculated to the date the tenant vacated as the landlord terminated the tenancy and the tenant moved on the notice in good faith. Rent for the month of September 2019 can only be awarded up to and including the date the tenant vacated (22 September 2019) and is calculated as  $(\$1000.00 \times 12 \text{ months} = \$12000.00 \div 365 \text{ days} = \$32.88 \text{ per day} \times 22 \text{ days} = \$723.36)$ . Rent for September 1 – 22, 2019 then is **\$723.36**.

#### Decision

14. The landlord's total claim for rent succeeds as follows:
- a) Rent owing up to 22 September 2019..... \$723.36
  - b) Total Arrears ..... **\$723.36**

## **Issue 2: Hearing Expenses**

### Landlord Position

15. The landlord paid a fee in the amount of \$20.00 as an application filing fee and presented a receipt from Service NL [REDACTED] (**Exhibit L # 5**).

### **Analysis**

16. I have reviewed the testimony and evidence of the landlord in this matter. The expenses incurred by the landlord 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 of the landlord in the amount of \$20.00.

### **Decision**

17. The tenant shall pay the reasonable expenses of the landlord in the amount of \$20.00.

## **Issue 3: Application of Security Deposit**

### Landlord Position

18. The landlord testified that a security deposit in the amount of \$500.00 was paid on the property on or about 19 July 2018. The landlord is seeking permission to apply the security deposit against the order issued by the tribunal.

### **Analysis**

19. Established by undisputed facts above, the tenant did pay a security deposit to the landlord in the amount of \$500.00. The landlord's claim has been successful and the tenant owes the landlord for rent and hearing expenses. The interest rate set out by the Minister on security deposits for 2018 - 2019 is set at 0%. The security deposit plus accrued interest then is \$500.00.

### **Decision**

20. As the landlord's claim above has been successful, the landlord shall apply the security deposit being held against any amount outstanding as directed in the attached order.

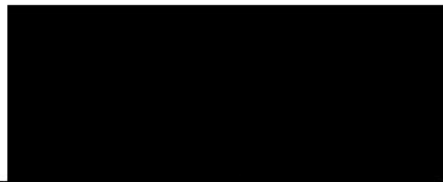
**Summary of Decision**

21. The landlord is entitled to the following:

- a) Rent Owing (up to and including 22 September 2019) .....\$723.36
- b) Hearing Expenses .....20.00
- c) **Sub-total** .....**\$743.36**
  
- b) **LESS: Security Deposit** ..... **(\$500.00)**
  
- b) **Total owing to Landlord** .....**\$243.36**

10 February 2020

**Date**



**Michael Greene**  
**Residential Tenancies Tribunal**