

Residential Tenancies Tribunal

Application 2025-0819-NL

Seren Cahill
Adjudicator

Introduction

1. Hearing was held on 7-October-2025 at 2:00 pm.
2. The applicant of the claim, [REDACTED], hereinafter referred to as the landlord, attended via teleconference alongside [REDACTED].
3. The respondent, [REDACTED], hereinafter referred to as the tenant, did not attend.

Preliminary Matters

4. The tenant was not present or represented at the hearing and I was unable to reach them by telephone at the start of the hearing. 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 that the hearing may proceed in the respondent's absence so long as they have been properly served. The landlords submitted an affidavit (LL#1) with their application stating that they had served the tenant with notice of the hearing by registered mail on 18-September-2025 at 1:38 pm. Checking the tracking number, [REDACTED] confirmed this. Proof of service was also provided. 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 their absence.

Issues before the Tribunal

5. Should the landlord's claim for an order of vacant possession succeed?

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 hearing are sections 18(2), 18(9), and 34 of the *Act*, as follows:

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

8. To receive an order for vacant possession a landlord must provide a valid termination notice. The landlord submitted a termination notice labelled LL#2.

9. LL#2 is in writing in the form prescribed by the minister. It contains the name and address of the recipient. It identifies the residential premises it regards. It identifies itself as being issued under s. 18 of the *Act*. LL#2 therefore complies with s. 34.

10. LL#2 was signed by the landlord. It was given 14-May-2025, which is before the first day of the relevant rental period. It states the date on which the rental agreement is to terminate, and that date is 31-August-2025, which is the last date of a rental period. It was served on the tenant personally in accordance with s. 35(2)(a) of the *Act*. It therefore complies with s. 18(9).
11. LL#2 provides three full months' notice, as required under s. 18(2)(b).
12. LL#2 complies with all relevant sections of the *Act* and is therefore valid.

Decision

13. A valid termination notice was issued which gives a move out date of 31-August-2025. The rental agreement terminated on that date. Insofar as the tenant is still residing at the premises, she is doing so illegally.
14. The landlord's application for an order of vacant possession succeeds.

Summary of Decision

15. The tenant shall vacate the premises immediately.
16. 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.
17. The landlord is granted an order of possession.

10-October-2025
Date


Seren Cahill
Residential Tenancies Office