

Residential Tenancies Tribunal

Application 2024-0941-NL

Seren Cahill
Adjudicator

Introduction

1. Hearing was held on 25-November-2025 at 9:03 am.
2. The applicant, [REDACTED], hereinafter referred to as the landlord, was assisted in his presentation of the evidence by his representative [REDACTED]. Both of them attended by teleconference.
3. The respondent, [REDACTED], hereinafter referred to as the tenant, also attended via teleconference.

Procedural History

4. The tenant acknowledged that they were properly served.

Issues before the Tribunal

5. Should the landlord's claim for unpaid rent succeed?
6. Should the landlord's claim for an order of vacant possession succeed?
7. What is the proper disposition of the security deposit?

Legislation and Policy

8. The jurisdiction of the Director of Residential Tenancies is outlined in sections 46 and 47 of the *Residential Tenancies Act*, 2018 (the *Act*).
9. Also considered and referred to in this hearing are sections 19(1), 19(4), and 34 of the *Act*, as follows:

Notice where failure to pay rent

19. (1) Notwithstanding subsection 18(2) and paragraph 18(3)(b),

(a) where the residential premises is rented from week to week and the amount of rent payable by a tenant is overdue for 3 days or more, the landlord may give the tenant notice that the rental agreement is terminated and that the tenant is required to vacate the residential premises on a specified date not less than 3 days after the notice is served on the tenant; and

(b) where the residential premises is

(i) rented from month to month,

(ii) rented for a fixed term, or

(iii) a site for a mobile home, and

the amount of rent payable by a tenant is overdue for 5 days or more, the landlord may give the tenant notice that the rental agreement is terminated and that the tenant is required to vacate the residential premises on a specified date not less than 10 days after the notice is served on the tenant.

...

(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.

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: Unpaid Rent

10. The landlord claims \$4400.00 in unpaid rent. The tenant does not dispute the claim. A rental ledger, LL#3, was provided in support of this.

11. The \$4400.00 includes arrears from the months of September and October as well as the full monthly rent of \$2200/month for the month of November 2025, the current month. This tribunal does not deal in future rent and cannot award rent for days which have not yet come to pass. A daily rate must be calculated.

12. The correct formula for determining a daily rate is multiplying the monthly rate by the 12 months and dividing by the 365 days of the year. The daily rate in this case is

$\$2200/\text{month} \times (12 \text{ months}/365 \text{ days}) \approx \$72.33/\text{day}$. Calculated to the date of the hearing, the total rent owing for November is \$1808.22.

Decision

13. The total rent owing is \$4008.22.

Issue 2: Vacant Possession

14. To receive an order for vacant possession, a landlord must submit a valid termination notice. To be valid, a termination notice must comply with all relevant sections of the *Act*.
15. The landlord submitted a notice labeled LL#1. LL#1 is written in the form prescribed by the minister. It contains the name and address of the recipient. It identifies the residential premises for which it was given. It states it was given under s. 19 of the *Act*. It therefore complies with s. 34.
16. LL#1 was signed by the landlord. It states the date on which the rental agreement is to terminate. It was served on the tenant electronically in accordance with s. 35(2)(f) of the *Act*. It therefore complies with s. 19(4).
17. LL#1 was issued on 8-October-2025. At this point, rent had been overdue for more than 5 days. It states the termination date as 19-October-2025, which is not less than 10 days later. It therefore complies with s. 19(1) of the *Act*.

Decision

18. LL#1 complies with all relevant sections of the *Act* and is therefore valid.

Issue 3: Security Deposit

19. The landlord is owed moneys and may therefore apply the security deposit against the sum owed. In this case, the security deposit is \$1650.00 and was received sometime on 20-October-2025.
20. S. 14(7) of the *Act* states that a landlord shall credit interest to the tenant on the full amount or value of the security deposit, at the rate prescribed by the regulations, during the time the security deposit is held by the landlord. The regulations prescribe a simple cumulative interest rate of 1% annual for the year 2025. Calculated to the date of the hearing, this results in interest totaling \$1.67.

Decision

21. The landlord may apply the security deposit and interest, valued at \$1651.67, against moneys owed.

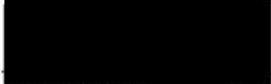
Summary of Decision

- 22. The valid termination notice gave a move out date of 19-October-2025. The landlord's application for an order of vacant possession succeeds.
- 23. The tenant shall vacate the premises immediately.
- 24. The tenants shall continue to pay rent at the daily rate of \$72.33/day for each day they remain in the premises after 25-November-2025.
- 25. The tenants 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.
- 26. The tenants shall pay to the landlord \$2356.55 as follows:

Unpaid Rent.....\$4008.22
Less Security Deposit....(-\$1651.67)

Total.....\$2356.55

1-December-2025
Date


Seren Cahill
Residential Tenancies Office