

Residential Tenancies Tribunal

Application 2026-0124-NL

Pamela Pennell
Adjudicator

Introduction

1. Hearing was called at 2:47 p.m. on 30-January-2026.
2. The applicant, [REDACTED], hereinafter referred to as “the landlord”, attended by teleconference. [REDACTED], support person for the landlord attended.
3. The respondent, [REDACTED], hereinafter referred to as “the tenant, attended by teleconference. Also, [REDACTED], authorized representative attended.

Preliminary Matters

4. This hearing is a follow up to a previous hearing held on 9-January-2026 at 10:02 a.m. (2025-0847-NL & 2025-0987-NL). In that hearing it was determined that the standard termination notice dated 30-September-2025 was a valid notice. The landlord is seeking vacant possession under Section 18 of the *Act* and the tenant waived service and wished to proceed.
5. A residential tenancy relationship was established in the previous hearing and that issue was not revisited for the purpose of this decision.

Issues before the Tribunal

6. The landlord is seeking:
 - An order for vacant possession of the rented premises.

Legislation and Policy

7. The jurisdiction of the Director of Residential Tenancies is outlined in Sections 46 and 47 of the *Residential Tenancies Act, 2018*. Also, relevant and considered in this decision is the following section of the *Residential Tenancies Act, 2018*: Section 18: Notice of termination of rental agreement.

Issue # 1: Vacant Possession of the Rented Premises

Analysis

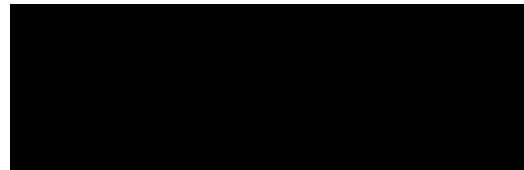
8. Based on the decision in the previous hearing as mentioned above, the standard termination notice under Section 18 of the Act was deemed to be a valid notice, and as the tenant still resides in the unit, I find that the landlord shall be granted vacant possession.

Decision

9. The landlord's claim for vacant possession of the rented premises succeeds.
10. The tenant shall vacate the property immediately.
11. The tenant shall pay to the landlord any costs charged to the landlord by the Office of the High Sheriff should the landlord be required to have the Sheriff enforce the attached Order of Possession.
12. The landlord will be awarded an Order of Possession.

February 4, 2026

Date



Pamela Pennell, Adjudicator
Residential Tenancies Office