

## Residential Tenancies Tribunal

Application 2026-0240-NL

Seren Cahill  
Adjudicator

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### Introduction

1. Hearing was held on 17-April-2026 at 1:15 pm.
2. The applicant, [REDACTED], hereinafter referred to as the landlord, attended by teleconference.
3. The respondent, [REDACTED] hereinafter referred to as the tenant, did not attend.

### Preliminary Issues

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 electronically on 2-April-2026 at 11:00 am. Proof of service was also provided (LL#2). The hearing was scheduled for 13-April-2026 at 9:00 am. Due to an error in our system, the hearing was unable to proceed on that date. It was rescheduled for 17-April-2026 at 1:00 pm, and a notice of rescheduled hearing was served on the tenant both electronically and by registered mail. Checking the tracking number showed that a notice was left at the rental premises the next day. 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.
5. A second tenant was named on the original application. The landlord explained that this person was at times an occupant but had never actually been a tenant. Accordingly, they were removed from the application.

### Issues before the Tribunal

6. Should the landlord's claim for unpaid rent and utilities succeed?

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

### **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 decision are sections 19 and 34 of the *Act*, as follows:

#### **Notice where failure to pay rent**

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

...

(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.

(2) Notwithstanding subsection (1), where the tenant pays the full amount of the overdue rent, including a fee under section 15, before the date specified in the notice under paragraph (1)(a) or (b), the rental agreement is not terminated and the tenant is not required to vacate the residential premises.

(3) Subsection (2) does not apply where notice is given to a tenant under paragraph (1)(a) or (b) more than twice in a 12 month period.

(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 and Utilities**

- 10. The landlord claims for unpaid rent in the amount of \$7800.00, representing outstanding rent that has accumulated since May 2024 and up to March 2026, as listed in LL#3. I accept the landlord's uncontradicted testimony.
- 11. The landlord also claims for \$1540.00 in unpaid utilities. No receipts or bills were provided. In the absence of these, the utilities portion of the landlord's claim fails.

### Decision

- 12. The landlord's claim for unpaid rent succeeds in the amount of \$7800.00.

### **Issue 2: Vacant Possession**

- 13. To receive an order of vacant possession, a landlord must provide a valid termination notice. To be valid, a termination notice must comply with all relevant provisions of the *Act*. The landlord provided a notice labeled LL#4.
- 14. LL#4 is written in the form prescribed by the minister. It contains the name and address of the recipient. It identifies the residential premises it regards. It states it was given under s. 19 of the *Act*. It therefore complies with s. 34.
- 15. LL#4 was signed by the landlord. It provides the termination date on which the tenancy shall end. It was served on the tenants by email in accordance with s. 35(2)(f) of the *Act*. It therefore complies with s. 19(4).
- 16. LL#4 was issued on 3-March-2026. At this point, rent had been overdue for more than 5 days. It gives a termination date of 14-March-2026, which is not less than 10 days later. It therefore complies with s. 19(1)(b) of the *Act*.

### Decision

- 17. The termination notice LL#4 complies with all relevant provisions of the *Act* and is therefore valid. The landlord's application for an order of vacant possession succeeds.

### **Summary of Decision**

- 18. The tenants shall vacate the premises immediately.

19. 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.
20. The tenant shall pay to the landlord \$7800.00 in unpaid rent.

21-April-2026  
Date



Seren Cahill  
Residential Tenancies Office