

Residential Tenancies Tribunal

Application 2026-0347-NL

Pamela Pennell
Adjudicator

Introduction

1. Hearing was called at 9:31 a.m. on 8 September 2026.
2. The applicant, [REDACTED] hereinafter referred to as “the landlord” did not attend. [REDACTED] authorized representative for the landlord attended by teleconference (LL#1).
3. The respondents, [REDACTED] (tenant 1) and [REDACTED] (tenant 2), hereinafter referred to as “the tenants” attended by teleconference. [REDACTED], translator for the tenants, was also present.

Preliminary Matters

4. The landlord submitted 2 affidavits with his application stating that he had served tenant 2 personally at the residential premises on 11 June 2026 and electronically by email on 12 June 2026 (LL#2). Tenant 2 confirmed receipt of the document and tenant 1 waived service. In accordance with the *Residential Tenancies Act, 2018* this is allowable.
5. There is a fixed-term rental agreement which commenced on 9 May 2025. Rent is \$1500.00 per month, due on the 1st day of each month. A security deposit of \$1125.00 was paid on 9 May 2025 and is in the landlord's possession.
6. The application was amended to increase rent paid from \$4000.00 as per the application to \$10,500.00.

Issues before the Tribunal

7. The landlord is seeking:
 - An order for vacant possession of the rented premises.
 - Rent paid \$10,500.00.
 - Hearing expenses \$20.00.
 - Security deposit to be applied against monies owed \$1125.00.

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*.
9. Relevant and considered in this decision are the following sections of the *Residential Tenancies Act, 2018*: Section 14: Security deposit and Section 19: Notice where failure to pay rent. Also, relevant and considered in this decision is the following section of the *Residential Tenancies Policy*: Section 12-1: Recovery of costs.

Issue # 1: Vacant Possession of the Rented Premises

Relevant Submission

10. The landlord submitted a copy of a termination notice given on a *Landlord's Notice to Terminate Early – Cause* form under Section 19: Notice where failure to pay rent. The notice was dated for 8 April 2026 to vacate on 19 April 2026 (LL#3).

Landlord's and Tenant's Positions

11. The landlord's representative testified that rent was outstanding when the termination notice was given on 8 April, and he stated that rent was still outstanding on the termination date of 19 April. The landlord is seeking vacant possession under Section 19 of the *Act*.
12. The tenants did not dispute that they received the termination notice on 8 April, nor did they dispute that rent was in arrears and is still in arrears.

Analysis

13. Section 19 of the *Residential Tenancies Act, 2018* states:

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.*
14. The tenants were in rent arrears in excess of 5 days when the termination notice was served. On the date of termination, 19 April 2026, rent was still in arrears. In accordance with Section 19 of the *Act* as stated above, the termination notice meets the requirements of the *Act* and is a valid notice.
15. I find that the tenants should have vacated the premises on 19 April 2026.

Decision

16. The landlord's claim for an order for vacant possession of the rented premises succeeds.

Issue # 2: Rent Paid \$10,500.00

Relevant Submission

17. The landlord's representative testified that rent is outstanding in the amount of \$10,500.00, and he submitted a copy of a rental ledger to support the claim (LL#4). See breakdown of partial rental ledger below:

Rental Ledger 2026-0347-NL			
Date	Action	Amount	Total
April 30, 2026	Balance	\$1,500.00	\$4,500.00
May 1, 2026	Rent due	\$1,500.00	\$6,000.00
May 20, 2026	Payment	-\$1,500.00	\$4,500.00
June 1, 2026	Rent due	\$1,500.00	\$6,000.00
July 1, 2026	Rent due	\$1,500.00	\$7,500.00
August 1, 2026	Rent due	\$1,500.00	\$9,000.00
September 1, 2026	Rent due	\$1,500.00	\$10,500.00

Landlord's and Tenant's Positions

18. The landlord's representative testified that rent is outstanding dating back to February 2026 with a current balance of \$10,500.00 up to the end of September 2026, and he stated that the landlord is seeking rent to be paid in full.
19. The tenants apologized to the landlord's representative and did not dispute that rent is outstanding in the amount of \$10,500.00.

Analysis

20. Non-payment of rent is a violation of the rental agreement. Rent is required to be paid by a tenant(s) during the use or occupancy of residential premises. The rental ledger is amended to show a daily rate for September as this tribunal does not consider future rent (see below).

Amended Rental Ledger 2026-0347-NL			
Date	Action	Amount	Total
April 30, 2026	Balance	\$1,500.00	\$4,500.00
May 1, 2026	Rent due	\$1,500.00	\$6,000.00
May 20, 2026	Payment	-\$1,500.00	\$4,500.00
June 1, 2026	Rent due	\$1,500.00	\$6,000.00
July 1, 2026	Rent due	\$1,500.00	\$7,500.00
August 1, 2026	Rent due	\$1,500.00	\$9,000.00
September 1-8, 2026	Rent due (8 days)	\$394.56	\$9,394.56

Daily rate: \$1500 x 12 mths = \$18,000
\$18,000 / 365 days = \$49.32 per day

21. I find that rent is outstanding up to and including 8 September 2026 in the amount of \$9,394.56.

22. The tenants shall pay a daily rate of rent in the amount of \$49.32 effective 9 September 2026, until such time as the landlord regains possession of the property.

Decision

23. The landlord's claim for rent to be paid succeeds in the amount of \$9,394.56.

Issue # 3: Hearing Expenses \$20.00

Analysis

24. The landlord paid an application fee of \$20.00 to *Residential Tenancies* and submitted a copy of the receipt to support the claim (LL#5). In accordance with Section 12-1 of the *Residential Tenancies Policy Manuel*, filing fees can be claimable costs. As the landlord's claim for losses succeeds, I find that the tenants are responsible for the hearing expenses.

Decision

25. The landlord's claim for hearing expenses succeeds in the amount of \$20.00.

Issue # 4: Security deposit applied against monies owed \$1125.00

Analysis

26. Section 14 of the *Residential Tenancies Act, 2018* states:

Security deposit

14. (8) A security deposit is not an asset of the landlord but is held by the landlord in trust and may be used, retained or disbursed only as provided in this section.

(9) Not later than 10 days after the tenant vacates the residential premises, the landlord shall return the security deposit to the tenant unless the landlord has a claim for all or part of the security deposit.

(10) Where a landlord believes he or she has a claim for all or part of the security deposit,

(a) the landlord and tenant may enter into a written agreement on the

disposition of the security deposit; or

(b) the landlord or the tenant may apply to the director under section 42 to determine the disposition of the security deposit.

(11) Where a tenant makes an application under paragraph (10)(b), the landlord has 10 days from the date the landlord is served with a copy of the tenant's application to make an application to the director under paragraph (10)(b).

27. The landlord's claim for losses has been successful as per paragraphs 23 and 25 above, and as such I find that the security deposit shall be applied against monies owed. Pursuant to the *Residential Tenancies Act, 2018* the landlord must pay interest on a security deposit to a tenant(s) for the entire period that the landlord has had the security deposit. The interest is calculated as simple interest and is not compounded. The annual interest rate for 2025 was 1% and is currently 0% for 2026.

Decision

28. The landlord's claim to have the security deposit applied against monies owed succeeds.

Summary of Decision

29. The tenants shall pay the landlord \$8282.26 as follows:

Rent paid	\$9394.56
Hearing expenses	20.00
Less: security deposit & interest.....	1132.30
Total	\$8282.26

30. The tenants shall pay a daily rate of rent beginning 9 September 2026 of \$49.32, until such time as the landlord regains possession of the property.

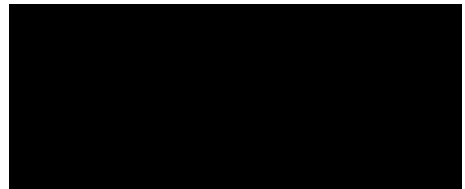
31. The tenants shall vacate the property immediately.

32. The tenants 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.

33. The landlord will be awarded an Order of Possession.

September 18, 2026

Date



Pamela Pennell, Adjudicator
Residential Tenancies Office