

## Residential Tenancies Tribunal

Application 2026-0415-NL

Seren Cahill  
Adjudicator

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### Introduction

1. Hearing was held on 15-June-2026 at 9:15 am.
2. The applicants, [REDACTED] and [REDACTED] hereinafter referred to as the landlords, were represented at the hearing by the former, who 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 (L#1) with their application stating that they had served the tenant with notice of the hearing personally on 29-May-2026 at 3:30 pm. 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. This was a month-to-month agreement with rent set at \$850.00/month due on the 1<sup>st</sup> of each month.

### Issues before the Tribunal

6. Should the landlord's claim for unpaid rent 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(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 \$2220.00 in unpaid rent as per the rent ledger L#2. L#2 has been sworn by the landlord to be accurate and notarized. It states that only \$2030.00 has been paid as of the date of the hearing. The rental agreement began in December 2025, so rent was owing in the amount of \$2220.00 as of April 2026.

#### Decision

11. The landlord's claim for unpaid rent succeeds in the amount of \$2220.00.

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

12. In order to receive an order for 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 L#3.
13. L#3 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 states it was given under s. 19 of the *Act*. It therefore complies with s. 34 of the *Act*.
14. L#3 is signed by the landlord. It states the date on which the rental agreement is to terminate. It was served on the tenant personally, in accordance with s. 35(2)(a) of the *Act*. It therefore complies with s. 19(4).
15. L#3 was issued on 10-March-2026. At that point, rent was overdue by more than 5 days. It gives a move out date of 21-March-2026, which is not less than 10 days later. L#3 complies with s. 19(1) of the *Act*.

#### Decision

16. L#3 complies with all relevant sections of the *Act* and is therefore valid. The landlord's application for an order of vacant possession succeeds.

#### **Summary of Decision**

17. The landlord was successful in their application and may therefore seek to be reimbursed for their reasonable hearing expenses. They seek only the \$20.00 application fee, which is granted.
18. The tenant 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 \$2240.00 as follows:

|                       |           |
|-----------------------|-----------|
| Unpaid Rent.....      | \$2220.00 |
| Hearing Expenses..... | \$20.00   |

Total.....\$2240.00

25-June-2026

Date



Seren Cahill  
Residential Tenancies Office