

Residential Tenancies Tribunal

Application 2026-0434-NL

Pamela Pennell
Adjudicator

Introduction

1. Hearing was called at 1:49 p.m. on 18 June 2026.
2. The applicant, [REDACTED] hereinafter referred to as “the tenant” attended by teleconference.
3. The respondent, [REDACTED], hereinafter referred to as “the landlord” attended by teleconference.

Preliminary Matters

4. The tenant submitted an affidavit with her application stating that she had served the landlord with the notice of hearing electronically by Facebook Messenger and by text on 15 May 2026 (TT#1). The landlord confirmed receipt of the document on that date. In accordance with the *Residential Tenancies Act, 2018* this is good service.
5. There is a month-to-month rental agreement which commenced on 15 May 2025. Rent is \$3100.00 per month, due on the 1st day of each month. A security deposit of \$1550.00 was paid on 6 May 2025 and is in the landlord’s possession.

Issues before the Tribunal

6. The tenant is seeking:
 - Validity of the termination notice to be determined.

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 34: Requirements of notices.

Issue # 1: Validity of the Termination Notice to be Determined

Relevant Submission

8. The tenant submitted a copy of a termination notice given to her by the landlord and she testified that the notice was sent to her via Facebook messenger in the form of a thread of messages on May 1-2, 2026 (TT#2).

Tenant's and Landlord's Positions

9. The tenant did not have a position, and she stated that she only wished to know if the termination notice given is a valid notice.
10. The landlord did not dispute the testimony of the tenant that messages in relation to her vacating the unit were sent to her on May 1-2, however he stated that the initial eviction notice was sent to the tenant on 28 December 2025 at 3:05pm due to non-payment of rent. The landlord submitted a copy of the initial eviction notice to support his defense (LL#1).

Analysis

11. Section 34 of the *Residential Tenancies Act, 2018* states:

Requirements of Notices

34. A notice under this Act shall,

- (a) be in writing in the form prescribed by the minister;
- (b) contain the name and the 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.

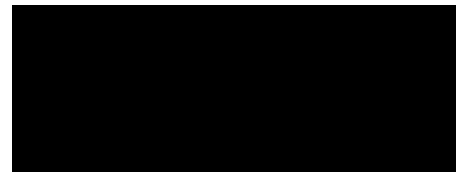
12. The eviction notice dated 28 December 2025 and the follow up messages dated 1-2 May 2026 do not contain the name and the address of the tenant, they fail to identify the residential premises for which the notices are given, and they do not state the section of the Act under which the notices were given. In accordance with Section 34 of the Act as stated above, the termination notices do not meet the requirements of the Act and are not valid notices.

Decision

13. The termination notices are not valid notices.

June 25, 2026

Date



Pamela Pennell, Adjudicator
Residential Tenancies Office