

INTRODUCTION

- [1] The Landlord seeks an order requiring the Tenant and all occupants to vacate the Unit for non-payment of rent.

DISPOSITION

- [2] I find that the Tenant and all occupants must vacate the Unit for non-payment of rent.

BACKGROUND

- [3] The Unit is a two-bedroom, one-bathroom single family dwelling.
- [4] The parties entered into a written, fixed-term tenancy agreement for the Unit from March 1, 2025 to February 28, 2026. Rent of \$800.00 is due on the first day of the month. A security deposit of \$800.00 was paid on March 31, 2025.
- [5] On April 4, 2025 the Landlord served the Tenant with a *Form 4(A) Eviction Notice* with an effective date of April 24, 2025 (the "Notice") for non-payment of March and April rent, in the amount of \$1,600.00.
- [6] On April 24, 2025 the Landlord filed a *Form 2(B) Landlord Application to Determine Dispute* (the "Application") with the Residential Tenancy Office (the "Rental Office") seeking vacant possession of the Unit and for the Sheriff to put the Landlord in possession, which is the subject of this decision. The Application also seeks rent owing, which is the subject of Order LD25-176.
- [7] On May 7, 2025 the Rental Office mailed and emailed the parties notice of a teleconference hearing scheduled for May 20, 2025.
- [8] On May 16, 2025 the Rental Office emailed the parties a 28-page evidence package.
- [9] On May 20, 2025 the Landlord's representative (the "Representative") joined the teleconference hearing for determination of the Application. I telephoned the Tenant and the Tenant decided to submit a written statement and then disconnected from the hearing. The Tenant's written statement to the Rental Office was forwarded to the Representative during the hearing.

ISSUE

- A. Must the Tenant and all occupants vacate the Unit?

ANALYSIS

- [10] The Landlord's reason for terminating the tenancy is under subsection 60(1) of the *Residential Tenancy Act* (the "Act"), which states:
- A landlord may end a tenancy if rent is unpaid after the day it is due, by giving a notice of termination effective on a date that is not earlier than 20 days after the date the tenant receives the notice.*
- [11] The Tenant was responsible for paying March rent to the Landlord by March 1, 2025 and April rent by April 1, 2025. The evidence establishes that the rent was not paid on time and \$1,600.00 was owed as of April 4, 2025, the date the Notice was served.

- [12] The rent owing was not paid by April 14, 2025. Therefore, the Notice was not invalidated under clause 60(4)(a) of the *Act*, which states:

Within 10 days after receiving a notice of termination under this section, the tenant may (a) pay the overdue rent, in which case the notice of termination has no effect.

- [13] The Tenant did not pay March rent until April 30, 2025 and April rent was not paid until May 7, 2025. The Tenant currently owes the Landlord May 2025 rent.
- [14] The Tenant did not file an application with the Rental Office disputing the Notice.
- [15] The evidence does not establish that the Notice was waived, the tenancy was reinstated or a new tenancy was created under section 74 of the *Act*.
- [16] For these reasons, I find that the Notice is valid and the Application is allowed.
- [17] The Tenant and all occupants must vacate the Unit by the timeline below.

IT IS THEREFORE ORDERED THAT

1. The tenancy between the parties will terminate effective **5:00 p.m. on May 28, 2025**.
2. The Tenant and all occupants must vacate the Unit by this time and date.
3. A certified copy of this Order may be filed in the Supreme Court and enforced by Sheriff Services as permitted by the *Act*.

DATED at Charlottetown, Prince Edward Island, this 21st day of May, 2025.

(sgd.) Andrew Cudmore

Andrew Cudmore
Residential Tenancy Officer

NOTICE

Right to Appeal

This Order can be appealed to the Island Regulatory and Appeals Commission (the "Commission") by serving a Notice of Appeal with the Commission and every party to this Order within **7 days of this Order**. If a document is sent electronically after 5:00 p.m., it is considered received the next day that is not a holiday. If a document is sent by mail, it is considered served on the third day after mailing.

Filing with the Court

If no appeal has been made within the noted timelines, this Order can be filed with the Supreme Court of Prince Edward Island and enforced as if it were an order of the Court.