

INTRODUCTION

- [1] This decision addresses an application filed by the Landlord with the Residential Tenancy Office (the "Rental Office") under the *Residential Tenancy Act*, cap. R-13.11 (the "Act").
- [2] The Landlord seeks a monetary order against the Tenant for rent owing.

BACKGROUND

- [3] The Tenant built and owned the Unit around 2003.
- [4] Around 2015 the Unit was sold to the Landlord and the Tenant and all occupants continued to occupy the Unit.
- [5] The Unit is a three-bedroom, one-and-a-half-bathroom, single-family dwelling.
- [6] The parties had an oral, monthly tenancy agreement. Rent in the amount of \$1,030.20 is due on the first day of the month. No security deposit was required. The parties disputed the details regarding an arrangement where the Tenant would purchase the Unit from the Landlord.
- [7] On June 17, 2026 the Landlord served the Tenant with a *Form 4(A) Eviction Notice* effective July 17, 2026 for non-payment of rent, in the amount of \$2,060.40 (the "Notice").
- [8] On June 17, 2026 the Landlord also e-mailed the Tenant and the Rental Office a *Form 2(B) Landlord Application to Determine Dispute* seeking vacant possession of the Unit, which is determined in Order LD26-240. The Landlord is also seeking a monetary order for rent owing, which is determined in this decision (the "Application").
- [9] On June 22, 2026 the Tenant e-mailed the Landlord and the Rental Office a *Form 2(A) Tenant Application to Determine Dispute* disputing the Notice, which is determined in Order LD26-240.
- [10] On June 26, 2026 the Rental Office e-mailed the parties notice of a tele-hearing scheduled for July 16, 2026.
- [11] On July 9, 2026 the Rental Office e-mailed the parties a 26-page PDF evidence package.
- [12] On July 16, 2026 the Tenant and the Landlord participated in the tele-hearing. The parties confirmed that they received the evidence package and confirmed that all evidence submitted to the Rental Office was included.

DISPOSITION

- [13] The Tenant will pay the Landlord \$3,090.60 by the timeline below.

ISSUE

- A. Does the Tenant owe rent to the Landlord?

ANALYSIS & FINDINGS

- [14] The evidence presented establishes that the Tenant owes rent for May 2026, June 2026 and July 2026.
- [15] In Order LD26-240 the tenancy is terminated effective July 31, 2026. Therefore, the Tenant must pay the Landlord \$3,090.60 (\$1,030.20 x 3 months).

[16] I find that there is no security deposit to consider offsetting in this case.

[17] The Application is allowed.

IT IS THEREFORE ORDERED THAT

1. The Tenant will pay the Landlord \$3,090.60 by August 17, 2026.

DATED at Charlottetown, Prince Edward Island, this 17th day of July, 2026.

(sgd.) Cody Burke

Cody Burke
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 **20 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.