

INTRODUCTION

- [1] This decision addresses an application the Landlord filed 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, in the amount of \$2,165.00.

BACKGROUND

- [3] The Unit is a single-bedroom in a three-bedroom, one-bathroom rental unit in a triplex, owned by the Landlord.
- [4] On March 27, 2026 the parties entered into a written, monthly tenancy agreement for the Unit. Rent in the amount of \$725.00 is due on the first day of the month. A \$725.00 security deposit was required but not paid.
- [5] On August 1, 2026 the Landlord served the Tenant with a *Form 4(A) Eviction Notice* effective August 20, 2026 for non-payment of rent, in the amount of \$2,745.00 (the "Notice").
- [6] On September 4, 2026 the Landlord filed with the Rental Office a *Form 2(B) Landlord Application to Determine Dispute* requesting the Sheriff to put the Landlord into possession of the Unit, which is determined in Order LD26-361.
- [7] On September 17, 2026 the Landlord e-mailed the Rental Office an amended *Form 2(B) Landlord Application to Determine Dispute* seeking a monetary order for rent owing, which is determined in this decision (the "Application"). The Application was posted to the Unit's front door.
- [8] On September 25, 2026 the Rental Office provided the parties with a notice of tele-hearing scheduled for October 8, 2026.
- [9] On October 2, 2026 the Rental Office provided the parties with an 18-page PDF evidence package.
- [10] On October 8, 2026 the Landlord and the Tenant participated in the hearing. The parties confirmed that they received the evidence package. The Landlord confirmed that all evidence submitted to the Rental Office was included. The Tenant did not submit any evidence.

DISPOSITION

- [11] The Tenant must pay the Landlord \$2,515.80 by the timeline below.

ISSUE

- A. Must the Tenant pay the Landlord outstanding rent?

ANALYSIS & FINDINGS

- [12] In Order LD26-361 the tenancy ends effective October 15, 2026.
- [13] The parties agreed that the Tenant owed the Landlord \$2,165.00 in unpaid rent.
- [14] I also find that the Tenant owes the Landlord \$350.80 in prorated October 2026 rent (\$725.00 / 31 days x 15 days).
- [15] The Application is allowed. The Tenant must pay the Landlord \$2,515.80 by the timeline below.

IT IS THEREFORE ORDERED THAT

1. The Tenant must pay the Landlord \$2,515.80 by November 9, 2026.

DATED at Charlottetown, Prince Edward Island, this 8th day of October, 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.