

## Geographic Jurisdiction of Residential Tenancy Officers

### **The Residential Tenancies Act:**

- creates the position of Director of Residential Tenancies with various powers and duties;
- creates one province-wide jurisdiction for the exercise of the powers and duties of the Director of Residential Tenancies;
- allows the powers and duties of the Director of Residential Tenancies to be delegated to Residential Tenancy Officers.

### **Reference:**

*Residential Tenancies Act: Section 18A*

### **Details:**

Service Nova Scotia and Municipal Relations is administratively structured to have separate Residential Tenancy Officers serving various parts of the province. This structure is for convenience of administration.

Nothing in the *Residential Tenancies Act* limits the jurisdiction of a Residential Tenancy Officer to one particular region of the province. As a result, any Residential Tenancy Officer has the ability to investigate an Application to Director and render a decision regardless of the geographic location of the rental premises.

### **Procedure:**

- whenever possible, Residential Tenancy Officers should hear matters that fall within their usual geographic area of responsibility;
- occasionally, administrative needs dictate that officers travel outside their normal geographic area of responsibility to hear matters; this is acceptable;
- an actual hearing can be moved outside its normal geographic location if both parties to the hearing request or agree to its relocation. (For example; if a landlord and tenant both reside in Halifax, but the unit in question is located in Truro, the hearing may be held in Halifax if this location is more convenient to both parties);
- any change in a hearing venue is only possible if resources are available to meet the request for a change in venue.