

INFORMATION BULLETIN HOW TO DEFEND A CLAIM

IMPORTANT

The contents of this information bulletin are for information purposes only and do not replace the legislation.

HOW TO DEFEND A CLAIM

A tenant that disagrees with their landlord's claim should file a written dispute to the Residential Tenancies Tribunal within the time allowed on the **Notice Of Detailed Claim** that is sent to the tenant.

It is important that the tenant inform the Residential Tenancies Tribunal of any change of address so that the tenant can be notified and given an opportunity to defend any claim made by the landlord.

INVESTIGATION & AUTHORITY

If the tenant disagrees with the claim, a Residential Tenancies Officer may try to mediate a settlement.

If mediation is not successful, a Residential Tenancies Officer will investigate and decide whether the landlord is entitled to all or a portion to the tenant's security deposit according to the New Brunswick *Residential Tenancies Act*. The Residential Tenancies Officer will take into consideration any supporting evidence such as a signed lease, an [Accommodation Inspection Report](#) and any other documentation (such as witness statements, invoices, photographs, etc.) filed by the landlord or tenant.

RESPONSIBILITIES

The onus is on the landlord to prove their claim for cleaning and/or repairs.

CAUTION

If the damages suffered by the landlord are greater than the amount of the security deposit, the landlord may file an action in civil court against the former tenant for any losses that exceed the security deposit.

ADDITIONAL INFORMATION

For additional information, the following resources are available:

Website: www.snb.ca/irent
Email: irent@snb.ca
Phone: 1-888-762-8600