

IN THE MATTER between **Hay River Mobile Home Park Ltd.**, Applicant, and **Lisa Tsetso**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

AND IN THE MATTER of a Hearing before, **Adelle Guigon**, Deputy Rental Officer, regarding a rental premises located within the **town of Hay River in the Northwest Territories.**

BETWEEN:

**HAY RIVER MOBILE HOME PARK LTD.**

Applicant/Landlord

- and -

**LISA TSETSO**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent must pay to the applicant rental arrears in the amount of \$1,737.29 (one thousand seven hundred thirty-seven dollars twenty-nine cents).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent must pay her rent on time in the future

DATED at the City of Yellowknife in the Northwest Territories this 10th day of February 2014.

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Adelle Guigon  
Deputy Rental Officer

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BETWEEN:

**HAY RIVER MOBILE HOME PARK LTD.**

Applicant/Landlord

-and-

**LISA TSETSO**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** January 13, 2014  
**Place of the Hearing:** Hay River, Northwest Territories, by Teleconference  
**Appearances at Hearing:** Michelle Schaub, representing the Applicant  
**Date of Decision:** January 13, 2014

**REASONS FOR DECISION**

An application to a rental officer made by Hay River Mobile Home Park Ltd. as the applicant/landlord against Lisa Tsetso as the respondent/tenant was filed by the Rental Office August 16, 2013. The application was made regarding a tenancy agreement for the rental premises known as Lot 10, 61 Woodland Drive, in Hay River, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail signed for December 18, 2013.

The applicant alleged the tenant had accumulated rental arrears. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for January 13, 2014. Notices of attendance were sent to the parties by registered mail. Ms. Michelle Schaub appeared at hearing representing the applicant. Ms. Lisa Tsetso signed for her copy of the notice of attendance on January 9, 2014. Neither she nor anyone representing her appeared at hearing. The hearing proceeded in her absence pursuant to section 80(2) of the *Residential Tenancies Act* (the Act).

Ms. Schaub testified and presented evidence that Ms. Tsetso had entered into a tenancy agreement on October 1, 2004, for a mobile home lot located at Lot 10, 61 Woodland Drive, in Hay River, Northwest Territories. Tenant statements submitted into evidence reflected arrears of rent had been accumulating since July 2013 to a current balance owing of \$1,737.29. Ms. Schaub requested an order for payment of rental arrears and that future rent be paid on time.

*Tenancy agreement*

The lease agreement entered into evidence is dated October 1, 2004, and confirms an agreement to rent a mobile home lot located at Lot #10, 61 Woodland Drive in Hay River Northwest Territories. I am satisfied a valid residential tenancy agreement is in place.

*Rental arrears*

The tenant statement submitted into evidence represents the landlord's accounting of monthly rent and payments made by the tenant between July 1, 2013, and January 1, 2014. I am satisfied it accurately reflects payments made by the tenant during that period.

Ms. Schaub testified at hearing that no other payments had been received from Ms. Tsetso to date since the payment on September 16, 2013, reflected on the tenant statement. I find Ms. Tsetso has accumulated rental arrears in the amount of \$1,737.29.

*Late payment of rent*

The tenant statement shows the last payment made by Ms. Tsetso was on September 16, 2013. The lease agreement indicates the rent is due the first of the month. I am satisfied that Ms. Tsetso has been repeatedly late paying her rent.

An order will issue requiring Ms. Tsetso to pay rental arrears of \$1,737.29 and that she pay her future rent on time.

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Adelle Guigon  
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Lease agreement dated October 1, 2004

Exhibit 2: Tenant statement for March 1, 2013, to August 1, 2013

Exhibit 3: Tenant statement for July 1, 2013, to January 1, 2014