

IN THE MATTER between **Stephen Wylie**, Applicant, and **Natashia Tourangeau**,  
Respondent;

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

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

BETWEEN:

**STEPHEN WYLIE**

Applicant/Landlord

- and -

**NATASHIA TOURANGEAU**

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 \$8,400.00 (eight thousand four hundred dollars).
2. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent must pay her rent on time in the future.

3. Pursuant to sections 41(4)(c) and 83(2) of the *Residential Tenancies Act*, the tenancy agreement between the parties will terminate on February 29, 2016, unless the rental arrears are paid in full.

DATED at the City of Yellowknife in the Northwest Territories this 23rd day of November 2015.

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Adelle Guigon  
Deputy Rental Officer

IN THE MATTER between **Stephen Wylie**, Applicant, and **Natashia Tourangeau**,  
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BETWEEN:

**STEPHEN WYLIE**

Applicant/Landlord

-and-

**NATASHIA TOURANGEAU**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** November 19, 2015

**Place of the Hearing:** Yellowknife, Northwest Territories, by teleconference

**Appearances at Hearing:** Stephen Wylie, applicant

**Date of Decision:** November 19, 2015

### **REASONS FOR DECISION**

An application to a rental officer made by Stephen Wylie as the applicant/landlord against Natashia Tourangeau as the respondent/tenant was filed by the Rental Office October 5, 2015. The application was made regarding a residential tenancy agreement for the rental premises known as 32 Tamarac Crescent in Fort Smith, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail signed for by Alexis Christine on October 28, 2015. The rental officer served a copy of the filed application on the respondent by email deemed received November 16, 2015, pursuant to section 4(4) of the *Residential Tenancies Regulations* (the Regulations).

The applicant alleged the respondent had accumulated rental arrears and sought an order for payment of the rental arrears. Evidence submitted is listed in Appendix A attached to this order.

A hearing was scheduled for November 19, 2015, by teleconference. Mr. Stephen Wylie appeared as applicant. Ms. Natashia Tourangeau was served a notice of hearing by registered mail deemed served October 30, 2015, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act), and again by email deemed received November 16, 2015, pursuant to section 4(4) of the Regulations. Ms. Tourangeau did not appear at hearing, nor did anyone appear on her behalf. The hearing proceeded in her absence pursuant to section 80(2) of the Act.

#### *Tenancy agreement*

Mr. Wylie testified that the tenancy agreement for the rental premises known as 32 Tamarac Crescent was made verbally with the respondent, commencing in April 2014. The agreed-upon monthly rent was established at \$1,400. I am satisfied a valid tenancy agreement is in place between the parties in accordance with the Act.

#### *Rental arrears*

Mr. Wylie provided testimony and evidence establishing that the respondent's rent had been paid regularly and on time until and including March 2015 by Income Support. The rents for April and May were paid in May 2015 on the respondent's behalf by the Northwest Territories Housing Corporation. No payments have been received from anyone for the June to November 2015 rents.

Mr. Wylie has confirmed the respondent is still occupying the rental premises, and that he last spoke with her when she called him to have the furnace repaired about a month ago.

I am satisfied that the respondent has repeatedly and unreasonably failed to pay the rent when due. I find the respondent has accumulated rental arrears in the amount of \$8,400.

*Termination of the tenancy agreement*

In consideration of the significant amount of rental arrears accumulated and that there has been no apparent effort on the part of the respondent to make any payments over the last six months, I am satisfied that termination of the tenancy agreement is justified. Mr. Wylie requested the termination of the tenancy be conditional on the payment of the rental arrears in full, and he was receptive to granting the respondent sufficient time to resolve the arrears.

*Orders*

An order will issue requiring Ms. Natashia Tourangeau to pay rental arrears in the amount of \$8,400; to pay her rent on time in the future; and terminating her tenancy agreement on February 29, 2016, unless the rental arrears are paid in full.

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Adelle Guigon  
Deputy Rental Officer

APPENDIX A

Exhibits

Exhibit 1: Lease payments ledger for April 2014 to October 2015