

IN THE MATTER between **NTHC**, Applicant, and **R.E.**, 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**, Rental Officer,

BETWEEN:

NTHC

Applicant/Landlord

-and-

R.E.

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: June 17, 2016

Place of the Hearing: Fort Resolution, Northwest Territories

Appearances at Hearing: M.U., representing the applicant
R.E., respondent

Date of Decision: June 17, 2016

REASONS FOR DECISION

An application to a rental officer made by FRHA as the applicant/landlord against R.E. as the respondent/tenant was filed by the Rental Office March 18, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Resolution, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail signed for April 1, 2016.

The applicant alleged the respondent had repeatedly failed to pay rent and had accumulated rental arrears. An order was sought for payment of the rental arrears, that future rent be paid on time, termination of the tenancy agreement, and eviction.

A hearing was scheduled for June 17, 2016, in Fort Resolution, Northwest Territories. The rental officer appeared by telephone. Ms. M.U. appeared representing the applicant. Ms. R.E. appeared as respondent.

Preliminary matters

The application to a rental officer identified the landlord as FRHA. The written tenancy agreement identified the landlord as the NTHC with FRHA as its agent. The parties agreed the applicant/landlord should appropriately be identified as the NTHC. The style of cause going forward will be amended accordingly.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing January 19, 2015. I am satisfied a valid tenancy agreement is in place between the parties for subsidized public housing in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The lease balance statements entered into evidence represent the landlord's accounting of monthly assessed rents and payments made against the respondent's rent account. All rents have been assessed subsidies. The respondent did not dispute the accuracy of the accounting and acknowledged her debt.

I am satisfied the lease balance statements accurately represent the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay her rent on time and has accumulated rental arrears in the amount of \$705.

Termination of the tenancy agreement and eviction

The applicant's representative withdrew the request for termination of the tenancy agreement and eviction, indicating they would be satisfied with an order for payment of the rental arrears and that future rent be paid on time.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$705 and that she pay her future rent on time.

Adelle Guigon
Rental Officer