

IN THE MATTER between **NTHC**, Applicant, and **F.N. and M.Z.**, Respondents.

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-

**F.N. and M.Z.**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** July 28, 2016

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

**Appearances at Hearing:** R.V., representing the applicant

**Date of Decision:** July 28, 2016

**REASONS FOR DECISION**

An application to a rental officer made by FPHA on behalf of the NTHC as the applicant/landlord against F.N. and M.Z. as the respondents/tenants was filed by the Rental Office April 19, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Providence, Northwest Territories. The applicant personally served a copy of the filed application on the respondents April 25, 2016.

The applicant alleged the respondents had accumulated rental arrears. An order was sought for payment of the rental arrears.

A hearing was scheduled for July 28, 2016, by three-way teleconference. Ms. R.V. appeared representing the applicant. Mr. F.N. and Ms. M.Z. were sent notices of the hearing by registered mail deemed served July 13, 2016, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). Neither Mr. N. nor Ms. Z. appeared at hearing, nor did anyone appear on their behalf. The hearing proceeded in their absence pursuant to section 80(2) of the Act.

*Tenancy agreement*

The applicant's representative testified and provided evidence establishing a tenancy agreement between the parties for subsidized public housing commencing October 1, 2015. The respondents vacated the rental premises March 9, 2016. I am satisfied a valid tenancy agreement was in place between the parties in accordance with the Act.

*Rental arrears*

The lease balance statements entered into evidence represent the landlord's accounting of monthly assessed rents and payments received against the respondents' rent account. I am satisfied the statements accurately reflect the current status of the respondents' rent account. The statements include the appropriate application of the security deposit against the accumulated rental arrears. I find the respondents has a remaining balance of rental arrears owing in the amount of \$1,643.68.

*Order*

An order will issue requiring the respondents to pay rental arrears in the amount of \$1,643.68.

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Adelle Guigon  
Rental Officer