

IN THE MATTER between **NTHC**, Applicant, and **C.D.**, 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-

C.D.

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 9, 2016

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: E.M., representing the applicant

Date of Decision: August 9, 2016

REASONS FOR DECISION

An application to a rental officer made by FLSH on behalf of the NTHC as the applicant/landlord against C.D. as the respondent/tenant was filed by the Rental Office May 4, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Liard, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail signed for June 3, 2016.

The applicant alleged the respondent had repeatedly failed to pay rent on time, had accumulated rental arrears, and had caused damages to the rental premises. An order was sought for payment of rental arrears, payment of costs of repairs, termination of the tenancy agreement, and eviction.

A hearing was scheduled for August 9, 2016, by three-way teleconference. Ms. E.M. appeared representing the applicant. Ms. C.D. was served notice of the hearing by registered mail signed for July 28, 2016. Ms. D. did not appear at the hearing, nor did anyone appear on her behalf. The hearing proceeded in her absence pursuant to section 80(2) of the *Residential Tenancies Act* (the Act).

Tenancy agreement

The applicant's representative testified and provided evidence establishing a residential tenancy agreement between the parties for subsidized public housing commencing September 1, 2015. Since filing of the application to a rental officer, the respondent vacated the rental premises May 31, 2016. I am satisfied a valid tenancy agreement was in place between the parties in accordance with the Act. I am satisfied that tenancy agreement has ended, making the applicant's request for termination of the tenancy agreement and eviction no longer relevant.

Damages

The applicant claimed costs of repairs to the rental premises, but no evidence of any damages was either included in the application to a rental officer or submitted prior to the hearing. The applicant's claim for costs of repairs of damages is denied at this time.

Rental arrears

The applicant's representative testified and provided evidence establishing rental arrears accumulated during the respondent's tenancy. I find the respondent has accumulated rental arrears in the amount of \$450.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$450.

Adelle Guigon
Rental Officer