

IN THE MATTER between **NTHC**, Applicant, and **M.C. and J.L.**, 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-

**M.C. and J.L.**

Respondents/Tenants

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>August 16, 2016</b>
<b><u>Place of the Hearing:</u></b>	<b>Yellowknife, Northwest Territories</b>
<b><u>Appearances at Hearing:</u></b>	<b>S.F., representing the applicant J.L., respondent</b>
<b><u>Date of Decision:</u></b>	<b>August 16, 2016</b>

**REASONS FOR DECISION**

An application to a rental officer made by YDFNH on behalf of the NTHC as the applicant/landlord against M.C. and J.L. as the respondents/tenants was filed by the Rental Office May 13, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Dettah, Northwest Territories. The applicant served a copy of the filed application on the respondents by email confirmed received May 27, 2016.

The applicant alleged the respondents had accumulated additional rental arrears since the last rental officer order was issued. An order was sought for payment of the additionally accumulated rental arrears.

A hearing was scheduled for August 16, 2016, by three-way teleconference. Mr. S.F. appeared representing the applicant. Mr. J.L. appeared as respondent and representing Ms. M.C..

*Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing February 11, 2011. The tenancy ended April 30, 2016, when the respondents vacated the rental premises. I am satisfied a valid tenancy agreement was in place between the parties in accordance with the *Residential Tenancies Act* (the Act).

*Previous orders*

Rental Officer Orders numbered 10-8938, 10-11418, and 10-11785 were issued between the parties regarding previous tenancies.

Rental Officer Order Number 10-14708 dated July 10, 2015, was issued regarding the tenancy agreement under the current application and ordered: the respondents to pay rental arrears accumulated as of June 24, 2015, in the amount of \$62,087.56 and to pay their future rent on time; termination of their tenancy agreement December 31, 2015, unless the rents for July to December 2015 were paid on time; and evicting the respondents from the rental premises January 1, 2016, if the termination of the tenancy agreement became effective.

*Rental arrears*

The lease balance statement entered into evidence represents the landlord's accounting of monthly assessed rents and payments made against the respondents' rent account. The respondent did not dispute the accuracy of the accounting. I am satisfied the lease balance statement accurately reflects the current status of the respondents' rent account.

The balance owing on the rent account amounts to \$65,755.06, which clearly includes the amount ordered paid by Rental Officer Order Number 10-14708 of \$62,087.56. The difference between these two amounts represents the additional amount of rental arrears accumulated since June 24, 2015. I find the respondents have accumulated additional rental arrears in the amount of \$3,667.50.

*Order*

An order will issue requiring the respondents to pay to the applicant additionally accumulated rental arrears in the amount of \$3,667.50.

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Adelle Guigon  
Rental Officer