

IN THE MATTER between **NTHC**, Applicant, and **N.H.**, 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-

**N.H.**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** August 3, 2016

**Place of the Hearing:** Fort Simpson, Northwest Territories

**Appearances at Hearing:** K.K., representing the applicant  
N.H., respondent

**Date of Decision:** August 3, 2016

**REASONS FOR DECISION**

An application to a rental officer made by FSHA on behalf of the NTHC as the applicant/landlord against N.H. as the respondent was filed by the Rental Office May 18, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Simpson, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail signed for June 7, 2016.

The applicant alleged the respondent had been repeatedly late paying rent and had accumulated rental arrears. An order was sought for payment of the rental arrears and that future rent be paid on time.

A hearing was scheduled for August 3, 2016, in Fort Simpson, Northwest Territories. The rental officer appeared by telephone. Ms. K.K. appeared representing the applicant. Ms. N.H. appeared as respondent.

*Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing July 1, 2014. I am satisfied a valid tenancy agreement is in place between the parties in accordance with the *Residential Tenancies Act* (the Act).

*Rental arrears*

At hearing the parties agreed that since the filing of the application to a rental officer the respondent has successfully resolved the rental arrears accumulated, leaving an amount of \$36 owing for the current month. The parties agreed that the respondent has historically been repeatedly late paying the full amount of rent on time.

I find the respondent has repeatedly failed to pay the full amount of rent when due. I find the respondent has accumulated rental arrears in the amount of \$36.

*Orders*

An order will issue requiring the respondent to pay rental arrears in the amount of \$36 and to pay her rent on time in the future.

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Adelle Guigon  
Rental Officer