

IN THE MATTER between **NTHC**, Applicant, and **C.S. and V.W.**, 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-

**C.S. and V.W.**

Respondents/Tenants

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>August 3, 2016</b>
<b><u>Place of the Hearing:</u></b>	<b>Fort Simpson, Northwest Territories</b>
<b><u>Appearances at Hearing:</u></b>	<b>K.K., representing the applicant C.S., respondent V.W., respondent</b>
<b><u>Date of Decision:</u></b>	<b>August 3, 2016</b>

**REASONS FOR DECISION**

An application to a rental officer made by FSHA on behalf of the NTHC as the applicant/landlord against C.S. and V.W. as the respondents/tenants 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 respondents by registered mail signed for June 6, 2016.

The applicant alleged the respondents have repeatedly failed to pay the full amount of rent when due and have accumulated rental arrears. An order was sought for payment of rental arrears, that future rent be paid on time, to terminate the tenancy agreement, and for eviction.

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. Mr. C.S. and Ms. V.W. appeared as respondents.

*Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing July 1, 2012. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

*Rental arrears*

The parties agreed that the respondents have accumulated rental arrears. Since filing of the application to a rental officer, the respondents have been paying their rent on time and have in fact reduced the amount of their rental arrears by nearly half. As a consequence of the respondents' good faith, the applicant's representative withdrew the applicant's request for an order for future rent to be paid on time, to terminate the tenancy agreement, and for eviction. I find the respondents have accumulated rental arrears in the amount of \$1,598.14.

*Order*

An order will issue requiring the respondents to pay rental arrears in the amount of \$1,598.14.

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Adelle Guigon  
Rental Officer