

IN THE MATTER between **NTHC**, Applicant, and **LJF**, 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-

LJF

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	September 7, 2016
<u>Place of the Hearing:</u>	Whati, Northwest Territories
<u>Appearances at Hearing:</u>	GA, representing the applicant
<u>Date of Decision:</u>	September 7, 2016

REASONS FOR DECISION

An application to a rental officer made by NTHC as the applicant/landlord against LJF as the respondent/tenant was filed by the Rental Office July 8, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Whati, Northwest Territories. The applicant personally served a copy of the filed application on the respondent July 20, 2016.

The applicant alleged the respondent had repeatedly failed to pay the full amount of his rent when due and had accumulated rental arrears. An order was sought for payment of the rental arrears and for payment of future rent on time.

A hearing was scheduled for September 7, 2016, in Whati, Northwest Territories. The rental officer appeared by telephone. Ms. GA appeared representing the applicant. Mr. LJF was sent notice of the hearing by registered mail deemed served August 24, 2016, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). The respondent did not appear at hearing, nor did anyone appear on his behalf. The hearing proceeded in his absence pursuant to section 80(2) of 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 April 1, 2012. I am satisfied a valid tenancy agreement is 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 made against the respondent's rent account. All rents have been subsidized based on reported household income; since October 2015 the subsidized monthly rent has been \$845. The last payment received on the account was recorded on August 22, 2016, in the amount of \$800.

I am satisfied the statements accurately reflect the current status of the respondent's rent account. I am satisfied the respondent has repeatedly failed to pay the full amount of his rent when due. I find the respondent has accumulated rental arrears in the amount of \$11,352.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$11,352 and to pay his future rent on time.

Adelle Guigon
Rental Officer