

IN THE MATTER between **NTHC**, Applicant, and **GN and LN**, 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-

GN and LN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: September 7, 2016

Place of the Hearing: Whati, Northwest Territories

Appearances at Hearing: GA, representing the applicant
LN, respondent

Date of Decision: September 7, 2016

REASONS FOR DECISION

An application to a rental officer made by WHA as the applicant/landlord against GN and LN as the respondents/tenants 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 respondents July 18, 2016.

The applicant alleged the respondents had repeatedly failed to pay their rent, had accumulated rental arrears, and had failed to report their household income as required. An order was sought for payment of rental arrears, that future rent be paid on time, and that the respondents comply with their obligation to report their household income.

A hearing was scheduled for September 7, 2016, in Whati, Northwest Territories. The rental officer appeared by telephone. Ms. GA appeared representing the applicant. Ms. LN appeared as respondent and on behalf of Mr. GN.

Preliminary matters

The application to a rental officer identified the landlord as WHA. The written tenancy agreement identifies the landlord as NTHC with WHA as its agent. The applicant's representative agreed that the landlord should properly be identified as NTHC. The style of cause going forward will identify the applicant/landlord as NTHC.

Tenancy agreement

The parties agreed and evidence was presented establishing a tenancy agreement between them for subsidized public housing commencing January 1, 2005. I am satisfied a valid tenancy agreement is in place between the parties in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The lease balance statements and account summary statement entered into evidence represent the landlord's accounting of monthly assessed rents and payments made against the respondents' rent account. All rents have been subsidized based on reported household income. The applicant's representative withdrew the applicant's request for an order for compliance with reporting of household income requirements. The respondent did not dispute the accuracy of the landlord's accounting. I am satisfied the statements accurately reflect the current status of the respondents' rent account.

I am satisfied the respondents have repeatedly failed to pay their rent. I find the respondents have accumulated rental arrears in the amount of \$6,979.90.

Orders

An order will issue requiring the respondents to pay rental arrears in the amount of \$6,979.90 and requiring the respondents to pay their rent on time in the future.

Adelle Guigon
Rental Officer