

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

RW

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: **October 4, 2016**

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

Appearances at Hearing: **CS, representing the applicant**
 AH, representing the applicant
 RW, respondent

Date of Decision: **October 4, 2016**

REASONS FOR DECISION

An application to a rental officer made by FSHA on behalf of the NTHC as the applicant/landlord against RW as the respondent/tenant was filed by the Rental Office July 7, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Smith, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail signed for July 21, 2016.

The applicant alleged the respondent was repeatedly late paying rent, had failed to comply with a rental officer order, and had accumulated rental arrears. An order was sought for payment of the rental arrears, for future rent to be paid on time, for termination of the tenancy agreement, and for eviction.

A hearing was scheduled for October 4, 2016, in Fort Smith. The rental officer appeared by telephone. Mr. CS and Ms. AH appeared representing the applicant. Ms. RW appeared as respondent.

Tenancy agreement

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

Previous order

Rental Officer Order Number 10-14828 dated November 24, 2015, required the respondent to pay rental arrears in the amount of \$160 and to pay her rent on time in the future.

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 assessed subsidies based on reported household income. The respondent did not dispute the accuracy of the accounting. I am satisfied the statements accurately reflect the current status of the respondent's rent account.

At the time of filing the application, the respondent had been repeatedly late paying her rent and had accumulated rental arrears. Since filing of the application, the respondent has successfully resolved the rental arrears. The respondent apologized for being late paying her rent, and promised not to let it happen again. The applicant's representatives withdrew the request for an order for termination of the tenancy agreement and eviction, requesting only an order that future rent be paid on time.

I am satisfied the respondent has been repeatedly late paying her rent and an order will issue requiring the respondent to pay her rent on time in the future.

Adelle Guigon
Rental Officer