

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

BM

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	October 4, 2016
<u>Place of the Hearing:</u>	Fort Smith, Northwest Territories
<u>Appearances at Hearing:</u>	CS, representing the applicant AH, representing the applicant BM, respondent
<u>Date of Decision:</u>	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 BM 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 sent a copy of the filed application to the respondent by registered mail deemed served July 25, 2016, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act).

The applicant alleged the respondent had repeatedly failed to pay rent and had accumulated rental arrears. An order was sought for payment of rental arrears, that future rent 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. BM appeared as respondent with Ms. LM appearing to support the respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing February 12, 2009. 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 represents 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. The respondent did not dispute the accuracy of the statements. I am satisfied the statements accurately reflect the current status of the respondent's rent account.

The statements corroborate the applicant's allegation that the respondent has been repeatedly late paying rent. At the time of filing the application, the respondent carried rental arrears in the amount of \$600. Since filing, the respondent has resolved the rental arrears. As such, the applicant withdrew their request for termination of the tenancy and eviction, requesting only an order for payment of future rent on time.

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

Adelle Guigon
Rental Officer