

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

**LL**

Respondent/Tenant

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>November 2, 2016</b>
<b><u>Place of the Hearing:</u></b>	<b>Sachs Harbour, Northwest Territories</b>
<b><u>Appearances at Hearing:</u></b>	<b>DK, representing the applicant</b>
<b><u>Date of Decision:</u></b>	<b>November 2, 2016</b>

**REASONS FOR DECISION**

An application to a rental officer made by SHHA on behalf of the NTHC as the applicant/landlord against LL as the respondent/tenant was filed by the Rental Office June 24, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Sachs Harbour, Northwest Territories. The applicant personally served a copy of the filed application on the respondent July 26, 2016.

The applicant alleged the respondent had repeatedly failed to pay rent, had repeatedly failed to report income as required, and had accumulated rental arrears. An order was sought for payment of the rental arrears, for reporting of income, for future rent to be paid on time, for termination of the tenancy agreement, and for eviction.

A hearing was scheduled for November 2, 2016, in Sachs Harbour, Northwest Territories. The rental officer appeared by telephone. Ms. DK appeared representing the applicant. Ms. LL was served notice of the hearing by registered mail signed for October 24, 2016. The respondent did not appear at hearing, nor did anyone appear on her behalf. The hearing proceeded in the respondent's absence pursuant to section 80(2) of the *Residential Tenancies Act* (the Act).

*Tenancy agreement*

The applicant's representative testified and provided evidence establishing a tenancy agreement between the parties for subsidized public housing commencing April 1, 2012. The respondent abandoned the rental premises, ending the tenancy agreement June 9, 2016. As such, the applicant's representative withdrew the request for an order to terminate the tenancy agreement and evict the tenant. I am satisfied a valid tenancy agreement was in place between the parties in accordance with the Act.

*Rental arrears*

The lease balance statement 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. I am satisfied the statement accurately reflects the current status of the respondent's rent account. I find the respondent has accumulated rental arrears in the amount of \$1,445.29.

*Order*

An order will issue requiring the respondent to pay rental arrears in the amount of \$1,445.29.

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Adelle Guigon  
Rental Officer