

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

CJT

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 8, 2016

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: LLN, representing the applicant

Date of Decision: November 8, 2016

REASONS FOR DECISION

An application to a rental officer made by PHA on behalf of the NTHC as the applicant/landlord against CJT as the respondent/tenant was filed by the Rental Office August 29, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Paulatuk, Northwest Territories. The applicant personally served a copy of the filed application on the respondent September 8, 2016.

The applicant alleged the respondent had abandoned the rental premises, had accumulated rental arrears, and had caused damages to the rental premises. An order was sought for payment of the rental arrears and payment of costs for repairs.

A hearing was scheduled for November 8, 2016, by three-way teleconference. Ms. LLN appeared representing the applicant. Mr. CJT was served notice of the hearing by registered mail signed for October 24, 2016. The respondent did not appear at the hearing, nor did anyone appear on his behalf. The hearing proceeded in his absence pursuant to section 71(5) of the *Residential Tenancies Act* (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 July 1, 2010. The respondent abandoned the rental premises and the applicant reclaimed possession on February 29, 2016. I am satisfied a valid tenancy agreement was 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 assessed subsidies based on reported household income. I am satisfied the statements accurately reflect the current status of the respondent's rent account. I find the respondent has accumulated rental arrears in the amount of \$817.60.

Repairs

The applicant's representative testified and provided evidence establishing the presence of large holes in several walls and damages to some kitchen cabinet doors. I am satisfied the respondent is responsible for the documented damages. I find the respondent liable to the applicant for the costs of repairs in the amount of \$934.42.

Orders

An order will issue: requiring the respondent to pay rental arrears in the amount of \$817.60 and requiring the respondent to pay costs for repairs in the amount of \$934.42.

Adelle Guigon
Rental Officer