

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

DT

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 3, 2016

Place of the Hearing: Deline, Northwest Territories

Appearances at Hearing: LB, representing the applicant

Date of Decision: November 3, 2016

REASONS FOR DECISION

An application to a rental officer made by DHA on behalf of the NTHC as the applicant/landlord against DT as the respondent/tenant was filed by the Rental Office August 30, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Deline, Northwest Territories. The applicant personally served a copy of the filed application on the respondent September 21, 2016.

The applicant alleged the respondent had accumulated rental arrears and sought an order for payment of the rental arrears.

A hearing was scheduled for November 3, 2016, in Deline, Northwest Territories. The rental officer appeared by telephone. Mr. LB appeared representing the applicant. Ms. DT was served notice of the hearing by registered mail signed for October 12, 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 residential tenancy agreement between the parties for subsidized public housing commencing March 7, 2014. The respondent vacated the rental premises ending the tenancy June 30, 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. The security deposit was appropriately withheld against the rental arrears. I am satisfied the statements accurately reflect the current status of the respondent's rent account. I find the respondent has remaining rental arrears in the amount of \$1,093.52.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$1,093.52.

Adelle Guigon
Rental Officer