

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

VG

Respondent/Tenant

REASONS FOR DECISION

<u>Date of the Hearing:</u>	October 26, 2016
<u>Place of the Hearing:</u>	Fort Providence, Northwest Territories
<u>Appearances at Hearing:</u>	AG, representing the applicant VG, respondent
<u>Date of Decision:</u>	October 26, 2016

REASONS FOR DECISION

An application to a rental officer made by FPHA on behalf of the NTHC as the applicant/landlord against VG as the respondent/tenant was filed by the Rental Office September 20, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Providence, Northwest Territories. The applicant served a copy of the filed application on the respondent by registered mail signed for September 30, 2016.

The applicant alleged the respondent had accumulated rental arrears and sought an order for payment of the rental arrears and for future rent to be paid on time.

A hearing was scheduled for October 26, 2016, in Fort Providence, Northwest Territories. The rental officer appeared by telephone. Ms. AG appeared representing the applicant. Ms. VG appeared as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing October 15, 2015. The tenancy agreement ended April 17, 2016, when a new tenancy agreement was entered into with the respondent and MEB as joint tenants. I am satisfied a valid tenancy agreement was in place between the parties in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The parties agreed and evidence was presented establishing that as of the end of the sole tenancy the respondent had accumulated rental arrears. I am satisfied the respondent currently carries rental arrears under the sole tenancy agreement. I find the respondent has accumulated rental arrears in the amount of \$86.81.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$86.81 and to pay her rent on time in the future.

Adelle Guigon
Rental Officer