

IN THE MATTER between **NTHC**, Applicant, and **SM and CB**, Respondents.

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-

**SM and CB**

Respondents/Tenants

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>November 29, 2016</b>
<b><u>Place of the Hearing:</u></b>	<b>Yellowknife, Northwest Territories</b>
<b><u>Appearances at Hearing:</u></b>	<b>EM, representing the applicant</b>
<b><u>Date of Decision:</u></b>	<b>November 29, 2016</b>

**REASONS FOR DECISION**

An application to a rental officer made by FLSH on behalf of the NTHC as the applicant/landlord against SM and CB as the respondents/tenants 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 Liard, Northwest Territories. The applicant served a copy of the filed application on the respondents by registered mail signed for September 30, 2016.

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

A hearing was scheduled for November 29, 2016, by three-way teleconference. Ms. EM appeared representing the applicant. Mr. SM and Ms. CB were sent notices of the hearing by registered mail deemed served November 23, 2016, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). Neither of the respondents appeared at the hearing, nor did anyone appear on their behalf. The hearing proceeded in their absence pursuant to section 80(2) of 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 1, 2015. The tenancy ended when the respondents vacated the rental premises July 31, 2016. I am satisfied a valid tenancy agreement was in place between the parties in accordance with the Act.

*Damages*

The applicant's representative withdrew the applicant's claim for costs of repairs as she was unable to provide an invoice to substantiate the claim.

*Rental arrears*

The lease balance statements entered into evidence represent the landlord's accounting of monthly assessed rents and payments made against the respondents' rent account. All rents have been subsidized based on reported household income. I am satisfied the statements accurately reflect the current status of the respondents' rent account. I find the respondents have accumulated rental arrears in the amount of \$3,449.74.

*Order*

An order will issue requiring the respondents to pay rental arrears in the amount of \$3,449.74.

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Adelle Guigon  
Rental Officer