

IN THE MATTER between **NTHC**, Applicant, and **JVC and WG**, 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-

**JVC and WG**

Respondents/Tenants

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>January 31, 2017</b>
<b><u>Place of the Hearing:</u></b>	<b>Lutselk'e, Northwest Territories</b>
<b><u>Appearances at Hearing:</u></b>	<b>MRC, representing the applicant EN, representing the applicant JVC, respondent WG, respondent</b>
<b><u>Date of Decision:</u></b>	<b>January 31, 2017</b>

**REASONS FOR DECISION**

An application to a rental officer made by LKHA on behalf of the NTHC as the applicant/landlord against JVC and WG as the respondents/tenants 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 Lutselk'e, Northwest Territories. The applicant served a copy of the filed application on the respondents by registered mail signed for October 3, 2016.

The applicant alleged the respondents had repeatedly failed to pay their rent and had accumulated rental arrears. An order was sought for payment of the rental arrears and that future rent be paid on time.

A hearing was scheduled for January 31, 2017, in Lutselk'e, Northwest Territories. The rental officer appeared by telephone. MRC and EN appeared representing the applicant. JVC and WG appeared as respondents.

*Previous orders*

Rental Officer Order Number 10-14316 dated December 17, 2014, required the respondents to pay rental arrears in the amount of \$6,562.52 in minimum monthly installments of \$50 starting December 2014, and required the respondents to pay their future rent on time.

*Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing April 1, 2012. I am satisfied a valid tenancy agreement is in place between the parties in accordance with the *Residential Tenancies Act* (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 respondents' rent account. All rents have been subsidized and are currently assessed at \$140 per month. The last two payments made against the account were recorded September 28, 2016, in the amount of \$572 and April 9, 2016, in the amount of \$400.

The respondents did not dispute the accuracy of the accounting, acknowledging their debt and accepting responsibility for it.

I am satisfied the lease balance statements accurately reflect the current status of the respondent's rent account. I find the respondents have repeatedly failed to pay their rent and by doing so the respondents have failed to comply with Rental Officer Order 10-14316. I find the respondents have accumulated rental arrears in the amount of \$7,300.52.

*Orders*

An order will issue: rescinding paragraph 1 of Rental Officer Order Number 10-14316 and requiring the respondents to pay rental arrears in the amount of \$7,300.52; and requiring the respondents to pay their rent on time in the future.

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Adelle Guigon  
Rental Officer