

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

**SC**

Respondent/Tenant

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>February 9, 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</b>
<b><u>Date of Decision:</u></b>	<b>February 9, 2017</b>

**REASONS FOR DECISION**

An application to a rental officer made by LKHA on behalf of the NTHC as the applicant/landlord against SC 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 Lutselk'e, Northwest Territories. The applicant served the filed application on the respondent by registered mail signed for October 7, 2016.

The applicant alleged the respondent had repeatedly failed to pay 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 February 9, 2017, in Lutselk'e, Northwest Territories. The rental officer appeared by telephone. MRC appeared representing the applicant. SC was sent notice of the hearing by registered mail deemed served January 27, 2017, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). The respondent did not appear at the hearing, nor did anyone appear on her behalf. The hearing proceeded in the respondent's absence pursuant to section 80(2) of the Act.

*Previous orders*

Rental Officer Order Number 10-12995 dated October 3, 2012, required the respondent to pay rental arrears in the amount of \$2,071, to pay her future rent on time, and to report her household income as required by the tenancy agreement. The monetary order and requirement to report household income have been satisfied.

*Tenancy agreement*

The applicant's representative testified and provided evidence establishing a residential tenancy agreement between the parties 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 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 subsidized based on reported household income and are currently assessed at \$70 per month. The last three payments made against the account were recorded: February 7, 2017, in the amount of \$500; November 29, 2016, in the amount of \$70; and November 2, 2016, in the amount of \$140. The last zero balance on the account was recorded April 1, 2015.

I am satisfied the lease balance statements accurately reflect the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay her rent, has failed to comply with a rental officer order to pay her rent on time, and has accumulated rental arrears in the amount of \$994.99.

*Orders*

An order will issue requiring the respondent to pay rental arrears in the amount of \$994.99 and requiring the respondent to pay her future rent on time.

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Adelle Guigon  
Rental Officer