

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

**SS**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** February 9, 2017

**Place of the Hearing:** Fort Providence, Northwest Territories

**Appearances at Hearing:** AG, representing the applicant

**Date of Decision:** February 9, 2017

**REASONS FOR DECISION**

An application to a rental officer made by FPHA on behalf of the NTHC as the applicant/landlord against SS as the respondent/tenant was filed by the Rental Office September 26, 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 the filed application on the respondent by registered mail signed for October 11, 2016.

The applicant alleged the respondent had caused damages to the rental premises and sought an order for payment of costs for repairs.

A hearing was scheduled for February 9, 2017, in Fort Providence, Northwest Territories. The rental officer appeared by telephone. AG appeared representing the applicant. SS was served notice of the hearing by registered mail signed for January 20, 2017. The respondent did not appear at the hearing, nor did anyone appear on his behalf. The hearing proceeded in the respondent's absence pursuant to section 80(2) of the *Residential Tenancies Act* (the Act).

*Previous orders*

Rental Officer Order Number 15153 dated August 18, 2016, required the respondent to pay rental arrears in the amount of \$124.97 and costs for repairs in the amount of \$1,014.71.

*Tenancy agreement*

The applicant's representative testified and evidence was provided establishing a residential tenancy agreement between the parties for subsidized public housing commencing October 1, 2015, and ending April 30, 2016. I am satisfied a valid tenancy agreement was in place between the parties in accordance with the Act.

*Damages*

The applicant's representative testified and provided evidence of damages to one interior door, one exterior door latch and hinges, and kitchen cabinet door hinges. These damages were not in evidence at the hearing for Rental Office file number 15153 and were not accounted for in the resulting order to pay.

The tenant check-in/out unit condition report completed October 2, 2015, and May 4, 2016, documents the claimed damages. Invoices and work orders for the repairs were also entered into evidence supporting the applicant's claim.

One payment made by the tenant against his account since the previous hearing date was applied against amounts owing under Rental Officer Order Number 15153.

I am satisfied the claimed damages were caused by the respondent's negligence and I find the respondent liable for the costs of repairs in the amount of \$251.43.

*Order*

An order will issue for the respondent to pay costs for repairs in the amount of \$251.43.

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Adelle Guigon  
Rental Officer