

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

GJM

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 GJM 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 6, 2016.

The applicant alleged the respondent had repeatedly failed to pay rent and accumulated rental arrears. An order was sought for payment of the rental arrears, that future rent be paid on time, and for termination of the tenancy agreement. At hearing, the applicant's representative withdrew the applicant's request for termination of the tenancy agreement.

A hearing was scheduled for February 9, 2017, in Fort Providence, Northwest Territories. The rental officer appeared by telephone. AG appeared representing the applicant. GJM 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 his absence pursuant to section 80(2) of the *Residential Tenancies Act* (the Act).

Previous orders

Rental Officer Order Number 10-7412 dated July 16, 2003, required the respondent to report his household income as required by his tenancy agreement.

Rental Officer Order Number 10-8160 dated December 20, 2004, required the respondent to pay rental arrears in the amount of \$2,430.70, to pay for costs of repairs in the amount of \$226.32, and to pay his future rent on time.

Tenancy agreement

The applicant's representative testified and provided evidence establishing a residential tenancy agreement between the parties for subsidized public housing commencing October 1, 2015. 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 \$75 per month. The last three payments received against the account were recorded: January 25, 2017, in the amount of \$75; November 29, 2016, in the amount of \$140.15; and October 28, 2016, in the amount of \$75.

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 his rent and has accumulated rental arrears in the amount of \$216.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$216 and to pay his future rent on time.

Adelle Guigon
Rental Officer