

IN THE MATTER between **NTHC**, Applicant, and **RC and LDT**, 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-

RC and LDT

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	February 7, 2017
<u>Place of the Hearing:</u>	Behchoko, Northwest Territories
<u>Appearances at Hearing:</u>	EN, representing the applicant LC, representing the applicant RC, respondent
<u>Date of Decision:</u>	February 7, 2017

REASONS FOR DECISION

An application to a rental officer made by BKGK as the applicant/landlord against RC and LDT as the respondents/tenants was filed by the Rental Office September 30, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Behchoko, Northwest Territories. The applicant personally served the filed application on the respondents October 3, 2016.

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

A hearing was scheduled for February 7, 2017, in Behchoko, Northwest Territories. EN and LC appeared representing the applicant. RC appeared as respondent and on behalf of LDT.

Preliminary matters

The application to a rental officer identified the landlord as BKGK. The written tenancy agreement identified the landlord as NTHC with BKGK as its agent. The parties agreed the application should be amended to identify the applicant/landlord as NTHC, and the style of cause going forward will reflect this amendment.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing January 23, 2014. 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 and ledgers 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 and are currently assessed at \$580 per month. The last two payments received against the account were recorded January 20, 2017, in the amount of \$300 and January 13, 2017, in the amount of \$400.

The respondent did not dispute the accuracy of the applicant's accounting, acknowledging the debt claimed. The applicant's representatives withdrew their request for conditional termination and eviction, expressing satisfaction with an order for payment of the rental arrears and that future rent be paid on time.

I am satisfied the lease balance statements and ledgers accurately reflect the current status of the respondents' rent account. I find the respondents have repeatedly failed to pay their rent and have accumulated rental arrears in the amount of \$4,851.

Orders

An order will issue: requiring the respondents to pay rental arrears in the amount of \$4,851 and requiring the respondents to pay their rent on time in the future.

Adelle Guigon
Rental Officer