

IN THE MATTER between **NTHC**, Applicant, and **CGC and PW**, 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-

CGC and PW

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 CC, 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 CGC and PW 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 6, 2016.

The applicant alleged the respondents 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. At hearing, the applicant's representatives withdrew the original application for costs of repairs and conditional termination and eviction.

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

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 December 8, 2008. 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 \$75 per month. The last three payments made against the account were recorded: January 20, 2017, in the amount of \$250; December 1, 2016, in the amount of \$75; and November 21, 2016, in the amount of \$60.

The respondent did not dispute the accuracy of the landlord's accounting, accepting responsibility for the accumulated debt.

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 \$794.37.

Orders

An order will issue: requiring the respondents to pay rental arrears in the amount of \$794.37 and requiring the respondents to pay their rent on time in the future.

Adelle Guigon
Rental Officer