

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

JCL

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 14, 2017

Place of the Hearing: Tuktoyaktuk, Northwest Territories

Appearances at Hearing: LP, representing the applicant
JCL, respondent

Date of Decision: February 14, 2017

REASONS FOR DECISION

An application to a rental officer made by THA on behalf of the NTHC as the applicant/landlord against JCL as the respondent/tenant was filed by the Rental Office October 6, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Tuktoyaktuk, Northwest Territories. The applicant personally served the filed application on the respondent October 13, 2016.

The applicant alleged the respondent had repeatedly failed to pay rent, had accumulated rental arrears, and had caused damages to the rental premises. An order was sought for payment of the rental arrears, for future rent to be paid on time, for payment of costs for repairs, and for termination of the tenancy agreement. At hearing, the applicant's representative withdrew the applicant's request for termination of the tenancy agreement and did not pursue the claim for costs of repairs, seeking only the payment of rental arrears and that future rent be paid on time.

A hearing was scheduled for February 14, 2017, in Tuktoyaktuk, Northwest Territories. The rental officer appeared by telephone. LP appeared representing the applicant. JCL appeared as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them 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 *Residential Tenancies Act* (the Act).

Rental arrears

The lease ledgers 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 \$140 per month. The rents have been paid in full and on time since August 2016.

I am satisfied the lease ledgers accurately reflect the current status of the respondent's rent account. I find the respondent has failed to pay his rent on time in the past and has accumulated rental arrears in the amount of \$170.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$170 and to pay his future rent on time.

Adelle Guigon
Rental Officer