

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

GT

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 21, 2017

Place of the Hearing: Fort Simpson, Northwest Territories

Appearances at Hearing: HG, representing the applicant
GT, respondent

Date of Decision: March 21, 2017

REASONS FOR DECISION

An application to a rental officer made by FSHA on behalf of the NTHC as the applicant/landlord against GT as the respondent/tenant was filed by the Rental Office November 30, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Simpson, Northwest Territories. The applicant served the filed application on the respondent by registered mail signed for December 13, 2016.

The applicant alleged the respondent had repeatedly failed to pay his rent and had accumulated rental arrears. An order was sought for payment of the rental arrears and that future rent be paid on time.

A hearing was scheduled for March 21, 2017, in Fort Simpson, Northwest Territories. The rental officer appeared by telephone. HG appeared representing the applicant. GT appeared as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement for subsidized public housing under the Homeownership Entry Level Program (HELP) commencing April 1, 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 statement entered into evidence represents the landlord's accounting of monthly assessed rents and payments made against the respondent's rent account. All rents have been assessed at \$400 per month. The last four payments received against the rent account were recorded: February 24, 2017, in the amount of \$400; February 1, 2017, in the amount of \$400; January 3, 2017, in the amount of \$400; and November 18, 2016, in the amount of \$200. The respondent did not dispute either the accuracy of the landlord's accounting or the amount of rental arrears claimed, accepting responsibility for the debt.

I am satisfied the lease balance statement accurately reflects the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay the full amount of his rent when due and has accumulated rental arrears in the amount of \$3,000.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$3,000 and requiring the respondent to pay his rent on time in the future.

Adelle Guigon
Rental Officer