

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

BP

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 22, 2017

Place of the Hearing: Yellowknife, Northwest Territories

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

Date of Decision: March 22, 2017

REASONS FOR DECISION

An application to a rental officer made by THA on behalf of the NTHC as the applicant/landlord against BP 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 Tuktoyaktuk, Northwest Territories. The applicant personally served the filed application on the respondent December 7, 2016.

The applicant alleged the respondent had failed to report income as required, had repeatedly failed to pay rent, and had accumulated rental arrears. An order was sought for the respondent to report his income as required, to pay rental arrears, and for termination of the tenancy agreement.

A hearing was scheduled for March 22, 2017, by three-way teleconference. LP appeared representing the applicant. BP appeared as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing September 12, 2005. I am satisfied a valid tenancy agreement is in place between the parties in accordance with the *Residential Tenancies Act* (the Act).

Reporting of income and rental arrears

The lease balance statement and lease ledger entered into evidence represent the landlord's accounting of monthly assessed rents and payments made against the respondent's rent account. Since filing of the application, the respondent had reported the income for the outstanding period for which the maximum rent of \$1,557 was originally assessed resulting in the applicant recalculating the rent subsidies for which the respondent is now eligible.

The applicant withdrew their request for an order that the respondent report his household income as required and withdrew their request for an order to terminate the tenancy agreement. All rents have now been assessed subsidies and are currently assessed at \$70 per month. The last payment received against the respondent's rent account was recorded August 18, 2016, in the amount of \$140.

The respondent did not dispute the accuracy of the lease balance statements and acknowledged his debt to the applicant.

I am satisfied the lease balance statement and lease ledger 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 \$490.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$490 and to pay his future rent on time.

Adelle Guigon
Rental Officer