

IN THE MATTER between **NTHC**, Applicant, and **DD and LD**, 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-

**DD and LD**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** March 29, 2017

**Place of the Hearing:** Fort Liard, Northwest Territories

**Appearances at Hearing:** BH, representing the applicant  
LD, respondent

**Date of Decision:** March 29, 2017

**REASONS FOR DECISION**

An application to a rental officer made by NTHC as the applicant/landlord against DD and LD as the respondents was filed by the Rental Office December 9, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Liard, Northwest Territories. The applicant sent the filed application to the respondents by registered mail. The respondents were served notice cards indicating the application was available for pick up at the post office, but they refused to accept or pick up the documents. Service was deemed to have been effected January 17, 2017, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act).

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.

A hearing was scheduled for March 29, 2017, in Fort Liard, Northwest Territories. The Rental Officer appeared by telephone. BH appeared by telephone representing the applicant. LD appeared as respondent and on behalf of DD.

*Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized housing under the Homeownership Entry Level Program (HELP) commencing May 1, 2003. I am satisfied a valid tenancy agreement is in place in accordance with the Act.

*Rental arrears*

The lease balance statements 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 in accordance with the HELP policies and are currently assessed at \$300 per month. The last two payments received against the respondents' rent account were recorded November 30, 2016, in the amount of \$900, and September 15, 2016, in the amount of \$1,000.

The respondent did not dispute the accuracy of the landlord's accounting, acknowledging her debt and accepting responsibility for it. She indicated an expectation that the rental arrears would be paid in full by March 31, 2017.

I am satisfied the lease balance statements 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 \$3,500.

*Orders*

An order will issue requiring the respondents to pay rental arrears in the amount of \$3,500 and to pay their future rent on time.

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Adelle Guigon  
Rental Officer