

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

**KG**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 9, 2017

**Place of the Hearing:** Inuvik, Northwest Territories

**Appearances at Hearing:** KB, representing the applicant  
DD, representing the applicant

**Date of Decision:** May 9, 2017

**REASONS FOR DECISION**

An application to a rental officer made by IHA on behalf of the NTHC as the applicant/landlord against KG as the respondent/tenant was filed by the Rental Office February 28, 2017. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Inuvik, Northwest Territories. The applicant personally served the filed application on the respondent March 8, 2017.

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

A hearing was scheduled for May 9, 2017, in Inuvik, Northwest Territories. The Rental Officer appeared by telephone. KB and DD appeared representing the applicant. KG was sent notice of the hearing by registered mail deemed served April 27, 2017, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). The respondent did not appear at the hearing, nor did anyone appear on her behalf. The hearing proceeded in the respondent's absence pursuant to section 80(2) of the Act.

*Tenancy agreement*

The applicant's representative testified and provided evidence establishing a residential tenancy agreement between the parties 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 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 based on reported household income and are currently assessed at \$610 per month. The last three payments received against the rent account were recorded: March 1, 2017, in the amount of \$1,750; February 15, 2017, in the amount of \$400; and December 2, 2016, in the amount of \$610.

I am satisfied the lease balance statements accurately reflect the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay the full amount of her rent when due and I find the respondent has accumulated rental arrears in the amount of \$1,520.

*Termination of the tenancy agreement and eviction*

In consideration of the respondent's repeated failure to pay her rent and the amount of accumulated rental arrears, balanced against her recent substantial effort to reduce the rental arrears balance, I am satisfied a conditional termination and eviction order is justified dependent on the respondent paying the remainder of the rental arrears in full and paying her future rent on time.

*Orders*

An order will issue: requiring the respondent to pay rental arrears in the amount of \$1,520; requiring the respondent to pay her future rent on time; terminating the tenancy agreement June 30, 2017, unless the rental arrears are paid in full and the rent for June is paid on time; and evicting the respondent from the rental premises July 1, 2017, if the termination of the tenancy agreement becomes effective.

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Adelle Guigon  
Rental Officer