

IN THE MATTER between **TGRH**, Applicant, and **DM**, 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:

**TGRH**

Applicant/Landlord

-and-

**DM**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** March 30, 2017

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

**Appearances at Hearing:** TD, representing the applicant  
SP, representing the applicant

**Date of Decision:** March 30, 2017

**REASONS FOR DECISION**

An application to a rental officer made by TGRH as the applicant/landlord against DM as the respondent/tenant was filed by the Rental Office January 4, 2017. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The filed application was served on the respondent by registered mail signed for January 19, 2017.

The applicant alleged the respondent had accumulated rental arrears and sought an order for payment of the rental arrears.

A hearing was scheduled for March 30, 2017, by three-way teleconference. TD and SP appeared representing the applicant. DM was served notice of the hearing by registered mail signed for March 13, 2017. 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 *Residential Tenancies Act* (the Act).

*Tenancy agreement*

The applicant's representatives testified that the parties had entered into a verbal residential tenancy agreement commencing in June 2016 and that the respondent had abandoned the rental premises approximately November 4, 2016. I am satisfied a valid tenancy agreement was in place between the parties in accordance with the Act.

*Rental arrears*

The rent ledger entered into evidence reflect the payments received against the respondent's rent account. The applicant's representatives testified that the monthly rent had been established at \$750.

I am satisfied the rent ledger accurately reflects the payments received against the respondent's rent account. I find the respondent has accumulated rental arrears in the amount of \$1,750.

*Order*

An order will issue requiring the respondent to pay rental arrears in the amount of \$1,750.

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Adelle Guigon  
Rental Officer