

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

PK

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 12, 2017

Place of the Hearing: Ulukhaktok, Northwest Territories

Appearances at Hearing: FG, representing the applicant
SJ, representing the applicant
PK, respondent
AK, respondent

Date of Decision: April 12, 2017

REASONS FOR DECISION

An application to a rental officer made by UHA on behalf of the NTHC as the applicant/landlord against PK as the respondent/tenant was filed by the Rental Office November 25, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Ulukhaktok, Northwest Territories. The filed application was served on the respondent by registered mail signed for January 13, 2017.

The applicant alleged the respondent had repeatedly failed to pay his rent, had accumulated rental arrears, and had caused damages to the rental premises. An order was sought for payment of rental arrears, payment of future rent on time, payment of costs for repairs, termination of the tenancy agreement, and eviction. The requests for payment of costs for repairs, termination of the tenancy agreement, and eviction were withdrawn at hearing.

A hearing was scheduled for April 12, 2017, in Ulukhaktok, Northwest Territories. FG and SJ appeared representing the applicant. PK appeared as respondent with AK appearing in support of the respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing April 1, 2007. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (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 and are currently assessed at \$1,155 per month. No payments or insufficient payments were received in 10 of the last 14 months.

The respondent did not dispute either the accuracy of the landlord's accounting or the amount of rental arrears claimed, acknowledging and accepting responsibility for the debt. A commitment was made by the respondent to make payments towards his debt as well as to pay his rent on time and in full each month.

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 his rent and has accumulated rental arrears in the amount of \$12,428.57.

Orders

An order will issue:

- requiring the respondent to pay rental arrears in the amount of \$12,428.57; and
- requiring the respondent to pay his rent on time in the future.

Adelle Guigon
Rental Officer