

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

**DN and KG**

Respondents/Tenants

**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  
DN, respondent  
KG, 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 DN and KG as the respondents/tenants 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 respondents by registered mail signed for January 11, 2017.

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

A hearing was scheduled for April 12, 2017, in Ulukhaktok, Northwest Territories. FG and SJ appeared representing the applicant. DN and KG appeared as respondents.

#### *Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing September 1, 2016. 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 received against the respondents' rent account. All rents have been subsidized and are currently assessed at \$70 per month. No payments were received against the rent account until January 2017.

The respondents did not dispute either the accuracy of the landlord's accounting or the amount of rental arrears claimed, acknowledging and accepting responsibility for their debt.

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 \$140.

*Termination of the tenancy agreement and eviction*

Since filing of the application to a rental officer, the respondents have made successful efforts to resolve their rental arrears and pay their rent on time. The current rental arrears represent two months' rent. I am not satisfied that termination of the tenancy agreement and eviction are justified under the circumstances.

*Orders*

An order will issue:

- requiring the respondents to pay rental arrears in the amount of \$140; and
- requiring the respondents to pay their rent on time in the future.

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Adelle Guigon  
Rental Officer