

IN THE MATTER between **NTHC**, Applicant, and **ND and MD**, 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-

ND and MD

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	April 6, 2017
<u>Place of the Hearing:</u>	Behchoko, Northwest Territories
<u>Appearances at Hearing:</u>	TM, representing the applicant ND, respondent MD, respondent
<u>Date of Decision:</u>	April 6, 2017

REASONS FOR DECISION

An application to a rental officer made by BKGK on behalf of the NTHC as the applicant/landlord against ND and MD as the respondents/tenants was filed by the Rental Office January 4, 2017. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Behchoko, Northwest Territories. The filed application was personally served on the respondents January 13, 2017.

The applicant alleged the respondents had repeatedly failed to pay their rent and had accumulated rental arrears. An order was sought for payment of the rental arrears, termination of the tenancy agreement, eviction, and compensation for use and occupation of the rental premises.

A hearing was scheduled for April 6, 2017, in Behchoko, Northwest Territories. TM appeared representing the applicant. ND and MD appeared as respondents.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing April 1, 2012. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The rent spreadsheet, tenant ledger card, statement of account, lease balance statements, and lease ledger (documents) 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 \$345 per month. The last three payments received against the respondents' rent account were recorded: February 24, 2017, in the amount of \$500; June 26, 2015, in the amount of \$200; and June 19, 2015, in the amount of \$25.

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

I am satisfied the documents 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 \$8,319.20.

Termination of the tenancy agreement and eviction

The applicant's representative withdrew the applicant's request for termination of the tenancy agreement, eviction, and compensation for use and occupation of the rental premises.

Orders

An order will issue:

- requiring the respondents to pay rental arrears in the amount of \$8,319.20; and
- requiring the respondents to pay their future rent on time.

Adelle Guigon
Rental Officer