

IN THE MATTER between **NTHC**, Applicant, and **SW, SS, and KTS**, 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-

SW and SS and KTS

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: April 20, 2017

Place of the Hearing: Hay River, Northwest Territories

Appearances at Hearing: AS, representing the applicant

Date of Decision: April 20, 2017

REASONS FOR DECISION

An application to a rental officer made by HRHA on behalf of the NTHC as the applicant/landlord against SW, SS, and KTS as the respondents/tenants was filed by the Rental Office January 17, 2017. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Hay River, Northwest Territories. The filed application was personally served on the respondents January 24, 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, payment of future rent on time, termination of the tenancy agreement, and eviction.

A hearing was scheduled for April 20, 2017, in Hay River, Northwest Territories. The Rental Officer appeared by telephone. AS appeared representing the applicant. The respondents were served notices of the hearing by registered mail signed for April 6, 2017. None of the respondents appeared at the hearing, nor did anyone appear on their behalf. The hearing proceeded in the respondents' absences pursuant to section 80(2) of the *Residential Tenancies Act* (the Act).

Tenancy agreement

The applicant's representative testified and evidence was presented establishing a residential tenancy agreement between the parties for subsidized public housing commencing August 1, 2016. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The statements of account and client aged detail 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 \$80 per month.

Since filing of the application the respondents have successfully cleared the balance of their rental arrears and currently carry a credit to their rent account. As a consequence, the applicant's representative withdrew the applicant's request for an order to terminate the tenancy agreement and evict the tenants.

I am satisfied the statements of account and client aged detail accurately reflect the current status of the respondents' rent account. I find the respondents have repeatedly failed to pay the full amount of their rent when due. An order will issue requiring the respondents to pay their rent on time in the future.

Adelle Guigon
Rental Officer