

IN THE MATTER between **YKDPM**, Applicant, and **MB and AN**, 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:

YKDPM

Applicant/Landlord

-and-

MB and AN

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: April 18, 2017

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: CW, representing the applicant

Date of Decision: April 18, 2017

REASONS FOR DECISION

An application to a rental officer made by YKDPM as the applicant/landlord against MB and AN as the respondents/tenants was filed by the Rental Office January 24, 2017. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The filed application was personally served on the respondents January 31, 2017.

The applicant alleged the respondents had accumulated rental arrears and sought an order for payment of the rental arrears, payment of future rent on time, and termination of the tenancy agreement.

A hearing was scheduled for April 18, 2017, in Yellowknife, Northwest Territories. CW appeared representing the applicant. MB and AN were served notices of the hearing by registered mail deemed served April 6, 2017, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). Neither respondent appeared at the hearing, nor did anyone appear on their behalf. The hearing proceeded in the respondents' absence pursuant to section 80(2) of the Act.

Tenancy agreement

The applicant's representative testified and provided evidence establishing a residential tenancy agreement between the parties commencing December 1, 2016. The tenancy agreement ended January 5, 2017, when the respondents abandoned the rental premises without notice. I am satisfied a valid tenancy agreement was in place in accordance with the Act.

The applicant's representative withdrew the request for payment of future rent on time and termination of the tenancy agreement as they are no longer relevant.

Rental arrears

The tenant aged detail entered into evidence represents the landlord's accounting of monthly rent and payments received against the respondents' rent account. The rent was established at \$2,200 per month. The last payment received on the account was recorded December 19, 2016, in the amount of \$1,150.

I am satisfied the tenant aged detail accurately reflects the current status of the respondents' rent account. I find the respondents have accumulated rental arrears in the amount of \$4,650.

Order

An order will issue requiring the respondents to pay rental arrears in the amount of \$4,650.

Adelle Guigon
Rental Officer