

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

**AF**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 24, 2017

**Place of the Hearing:** Yellowknife, Northwest Territories

**Appearances at Hearing:** LP, representing the applicant  
AF, respondent

**Date of Decision:** May 24, 2017

### **REASONS FOR DECISION**

An application to a rental officer made by THA on behalf of the NTHC as the applicant/landlord against AF as the respondent/tenant was filed by the Rental Office February 7, 2017. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Tuktoyaktuk, Northwest Territories. The filed application was personally served on the respondent February 15, 2017.

The applicant alleged the respondent had repeatedly failed to pay his rent and had accumulated rental arrears. An order was sought for payment of the rental arrears and termination of the tenancy agreement.

A hearing was scheduled for May 24, 2017, by three-way teleconference. LP appeared representing the applicant. AF appeared as respondent.

#### *Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing July 1, 2015. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

#### *Rental arrears*

The lease balance statement and lease ledgers 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 \$140 per month. The last payment received against the rent account was recorded April 7, 2017, in the amount of \$320.

The respondent did not dispute the accuracy of the landlord's accounting, acknowledging his debt and accepting responsibility for it. He explained that he is not currently working, has been unsuccessful at applying for income support due to the amount of paperwork required, and is hoping for help to resolve his arrears.

I am satisfied the lease balance statement and lease ledgers 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 \$517.32.

*Termination of the tenancy agreement*

In light of the respondent's repeated failure to pay his rent and the amount of rental arrears accumulated, I am satisfied conditional termination of the tenancy agreement dependent on the respondent paying the rental arrears in full and paying his future rent on time is justified.

*Orders*

An order will issue:

- requiring the respondent to pay rental arrears in the amount of \$517.32;
- requiring the respondent to pay his future rent on time;
- terminating the tenancy agreement August 31, 2017, unless the rental arrears are paid in full and the rents for June, July, and August are paid on time.

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Adelle Guigon  
Rental Officer