

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

AMC

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

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 AMC as the respondent/tenant was filed by the Rental Office November 18, 2016. 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 November 28, 2016.

The applicant alleged the respondent had repeatedly failed to pay 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. AMC was sent notice of the hearing by registered mail deemed served May 12, 2017, pursuant to section 71(5) of the *Residential Tenancies Act* (the Act). The respondent did not appear at the hearing, nor did anyone appear on her behalf. The hearing proceeded in the respondent's 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 for subsidized public housing commencing July 18, 2014. Since filing of the application the respondent vacated the rental premises, ending the tenancy March 27, 2017. Consequently, the applicant's representative withdrew the applicant's request for an order terminating the tenancy agreement. I am satisfied a valid tenancy agreement was in place in accordance with the Act.

Rental arrears

The lease balance statements and lease ledgers (documents) entered into evidence represent the landlord's accounting of monthly assessed rents and payments received against the respondent's rent account. All rents have been subsidized and were last assessed at \$555 per month. No payments or insufficient payments were received in five of the last nine months of the tenancy.

I am satisfied the documents accurately reflect the current status of the respondent's rent account. I find the respondent has failed to pay rent and has accumulated rental arrears in the amount of \$3,808.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$3,808.

Adelle Guigon
Rental Officer