

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

CW

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: June 8, 2017

Place of the Hearing: Norman Wells, Northwest Territories

Appearances at Hearing: JB, representing the applicant

Date of Decision: June 8, 2017

REASONS FOR DECISION

An application to a rental officer made by NWHHA on behalf of the NTHC as the applicant/landlord against CW as the respondent/tenant was filed by the Rental Office December 15, 2016. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Norman Wells, Northwest Territories. The filed application was served on the respondent by registered mail signed for January 11, 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, payment of future rent on time, termination of the tenancy agreement, and eviction.

A hearing was scheduled for June 8, 2017, in Norman Wells. The Rental Officer appeared by telephone. JB appeared representing the applicant. CW was served notice of the hearing by email deemed received May 22, 2017, pursuant to section 4(4) of the *Residential Tenancies Regulations* (the Regulations). The respondent did not appear at the hearing, nor did anyone appear on his behalf. The hearing proceeded in the respondent's absence pursuant to section 80(2) of the *Residential Tenancies Act* (the Act).

Tenancy agreement

The applicant's representative testified and provided evidence establishing a residential tenancy agreement between the parties for subsidized public housing under the Homeownership Entry Level Program commencing April 1, 2014. I am satisfied a valid tenancy agreement is in place in accordance with the Act.

Rental arrears

The lease balance statements 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 under the HELP guidelines and are currently assessed at \$400 per month. No payments or insufficient payments were made in six of the last 12 months. Since filing of the application the respondent has successfully resolve the rental arrears, bringing his rent account to a zero balance.

I am satisfied the lease balance statements accurately reflect the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay the full amount of his rent when due.

Termination of the tenancy agreement and eviction

At hearing, the applicant's representative withdrew the applicant's request for termination of the tenancy agreement and eviction.

Order

An order will issue requiring the respondent to pay his future rent on time.

Adelle Guigon
Rental Officer