

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

PM

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 20, 2017

Place of the Hearing: Fort Resolution, Northwest Territories

Appearances at Hearing: EAM, representing the applicant

Date of Decision: April 20, 2017

REASONS FOR DECISION

An application to a rental officer made by FRHA on behalf of the NTHC as the applicant/landlord against PM as the respondent/tenant was filed by the Rental Office February 2, 2017. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Resolution, Northwest Territories. The filed application was served on the respondent by registered mail signed for 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, payment of future rent on time, termination of the tenancy agreement, and eviction.

A hearing was scheduled for April 20, 2017, in Fort Resolution. The Rental Officer appeared by telephone. EAM appeared representing the applicant. PM was served notice of the hearing by registered mail signed for April 3, 2017. 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 commencing October 19, 2015. 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 and are currently assessed at \$150 per month. The last three payments received against the rent account were recorded: March 31, 2017, in the amount of \$500; January 30, 2017, in the amount of \$300; and October 28, 2016, in the amount of \$200.

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 his rent when due and has accumulated rental arrears in the amount of \$134.68.

The applicant's representative withdrew their request for termination of the tenancy agreement and eviction, seeking only an order for payment of rental arrears and payment of future rent on time.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$134.68 and requiring the respondent to pay his rent on time in the future.

Adelle Guigon
Rental Officer