

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

LE

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
LE, respondent

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 LE 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 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, Northwest Territories. The Rental Officer appeared by telephone. EAM appeared representing the applicant. LE 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, 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 and are currently assessed at \$75 per month. Since filing of the application, the respondent has successfully reduced the amount of rental arrears accumulated from \$595 to \$75.

As a result of the respondent's success, the applicant's representative withdrew the request for termination of the tenancy agreement and eviction, seeking instead only an order for payment of rental arrears and payment of future rent on time.

The respondent did not dispute the accuracy of the landlord's accounting, acknowledging her debt and accepting responsibility for repeatedly failing to pay her rent when due.

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 her rent when due and has accumulated rental arrears in the amount of \$75.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$75 and to pay her future rent on time.

Adelle Guigon
Rental Officer