

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

MC

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 MC 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 failed to pay his rent when due and had accumulated rental arrears. An order was sought for payment of the rental arrears and payment of future rent on time.

A hearing was scheduled for April 20, 2017, in Fort Resolution. The Rental Officer appeared by telephone. EAM appeared representing the applicant. MC 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 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 and are currently assessed at \$75 per month. No payments were received in three of the last 12 months. Since filing of the application, the respondent has resolved his rental arrears.

I am satisfied the lease balance statement accurately reflects the current status of the respondent's rent account. I find the respondent has failed to pay his rent when due.

Order

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

Adelle Guigon
Rental Officer