

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

PB

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 27, 2017

Place of the Hearing: Deline, Northwest Territories

Appearances at Hearing: PK, representing the applicant
PB, respondent

Date of Decision: April 27, 2017

REASONS FOR DECISION

An application to a rental officer made by DHA on behalf of the NTHC as the applicant/landlord against PB as the respondent/tenant was filed by the Rental Office February 20, 2017. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Deline, Northwest Territories. The filed application was personally served on the respondent March 23, 2017.

The applicant alleged the respondent had repeatedly failed to pay her rent and had accumulated rental arrears. An order was sought for payment of the rental arrears, termination of the tenancy agreement, and eviction.

A hearing was scheduled for April 27, 2017, in Deline. The Rental Officer appeared by telephone. PK appeared representing the applicant. PB appeared as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing November 30, 2007. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

Previous orders

Rental Officer Order Number 20-11645 issued from a hearing held October 14, 2010, required the respondent to pay rental arrears in the amount of \$4,007 in minimum monthly installments of \$100 starting in October 2010, and to pay her future rent on time. The monetary order appears to have been satisfied.

Rental arrears

The lease ledgers 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 \$70 per month. No payments or insufficient payments were received in five of the last 18 months. The rental arrears of \$3,503 have accumulated since April 2013.

The respondent did not dispute the accuracy of the landlord's accounting, acknowledging and accepting responsibility for her debt. She explained that she has not been working, and has had difficulty securing anything because she does not have a driver's licence. The respondent committed to paying \$200 per month towards her rent and rental arrears.

The applicant's representative expressed satisfaction that the respondent understood the seriousness of the accumulated rental arrears and the requirement to ensure payments are received every month. The applicant's representative was willing to enter into an agreement to pay directly between the applicant and the respondent for the committed monthly payments, but did not wish for a minimum monthly installment plan to be included in a Rental Officer order to pay the arrears. Under the circumstances, the applicant's representative withdrew the applicant's request for an order to terminate the tenancy agreement and evict the tenant, seeking only an order for payment of the rental arrears and payment of future rent on time.

I am satisfied the lease ledger accurately reflects the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay her rent and has accumulated rental arrears in the amount of \$3,503.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$3,503 and to pay her future rent on time.

Adelle Guigon
Rental Officer