

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

PA

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 4, 2017

Place of the Hearing: Behchoko, Northwest Territories

Appearances at Hearing: EN, representing the applicant

Date of Decision: May 4, 2017

REASONS FOR DECISION

An application to a rental officer made by BKGK on behalf of the NTHC as the applicant/landlord against PA as the respondent/tenant was filed by the Rental Office February 24, 2017. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Behchoko, Northwest Territories. The filed application was personally served on the respondent March 17, 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, eviction, and compensation for use and occupation of the rental premises.

A hearing was scheduled for May 4, 2017, in Behchoko. EN appeared representing the applicant. PA was served notice of the hearing by registered mail signed for April 13, 2017. The respondent did not appear at the hearing, nor did anyone appear on her 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 May 9, 2014. Since filing of the application the respondent vacated the rental premises, ending the tenancy agreement April 30, 2017. I am satisfied a valid tenancy agreement was in place in accordance with the Act.

The applicant's representative withdrew the requests for payment of future rent on time, termination of the tenancy agreement, eviction, and compensation for use and occupation as they have been rendered moot by the respondent vacating the rental premises.

Rental arrears

The lease balance statements, lease ledger, and statement of account (documents) entered into evidence represent the landlord's accounting of monthly assessed rents and payments made against the respondent's rent account. All rents have been subsidized and were last assessed at \$580 per month. The last two payments received against the respondent's rent account were recorded March 17, 2017, in the amount of \$300 and September 28, 2016, in the amount of \$580. The security deposit was partially retained against the rental arrears.

I am satisfied the documents accurately reflect the current status of the respondent's rent account. I find the respondent has accumulated rental arrears in the amount of \$4,324.48.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$4,324.48.

Adelle Guigon
Rental Officer