

IN THE MATTER between **NTHC**, Applicant, and **VF and TK**, Respondents.

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-

VF and TK

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: May 9, 2017

Place of the Hearing: Inuvik, Northwest Territories

Appearances at Hearing: KB, representing the applicant
DD, representing the applicant

Date of Decision: May 9, 2017

REASONS FOR DECISION

An application to a rental officer made by IHA on behalf of the NTHC as the applicant/landlord against VF and TK as the respondents/tenants was filed by the Rental Office February 28, 2017. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Inuvik, Northwest Territories. The filed application was served on the respondent by registered mail signed for March 9, 2017. An amendment to the filed application was sent by email to all parties on May 5, 2017.

The applicant alleged the respondents had accumulated rental arrears and sought an order for payment of those rental arrears.

A hearing was scheduled for May 9, 2017, in Inuvik. The Rental Officer appeared by telephone. KB and DD appeared representing the applicant. VF and TK were served notices of the hearing by registered mail signed for May 3, 2017. The respondents did not appear at the hearing, nor did anyone appear on their behalf. The hearing proceeded in the respondents' absence pursuant to section 80(2) of the *Residential Tenancies Act* (the Act).

Tenancy agreement

The applicant's representatives testified and provided evidence establishing a residential tenancy agreement between the parties for subsidized public housing commencing January 1, 2013, which ended August 19, 2016, when the respondents vacated the rental premises. I am satisfied a valid tenancy agreement was 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 respondents' rent account. All rents were subsidized and were last assessed at \$1,295 per month.

A promissory note dated February 27, 2017, was signed by both respondents acknowledging their accumulated rental arrears and agreeing to make monthly payments towards those arrears.

I am satisfied the lease balance statements accurately reflect the current status of the respondents' rent account. I find the respondents have accumulated rental arrears in the amount of \$1,491.53.

Order

An order will issue requiring the respondents to pay rental arrears in the amount of \$1,491.53.

Adelle Guigon
Rental Officer