

IN THE MATTER between **NPRLP**, Applicant, and **ML**, 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:

**NPRLP**

Applicant/Landlord

-and-

**ML**

Respondent/Tenant

**REASONS FOR DECISION**

<b><u>Date of the Hearing:</u></b>	<b>June 8, 2017</b>
<b><u>Place of the Hearing:</u></b>	<b>Yellowknife, Northwest Territories</b>
<b><u>Appearances at Hearing:</u></b>	<b>BL, representing the applicant CDL, representing the applicant FY, representing the applicant</b>
<b><u>Date of Decision:</u></b>	<b>June 8, 2017</b>

**REASONS FOR DECISION**

An application to a rental officer made by NPRLP as the applicant/landlord against ML as the respondent/tenant was filed by the Rental Office March 9, 2017. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The filed application was served on the respondent by registered mail signed for March 28, 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 June 8, 2017, in Yellowknife. BL, CDL, and FY appeared representing the applicant. ML was served notice of the hearing by email deemed received May 22, 2017, pursuant to section 4(4) of the *Residential Tenancies Regulations* (the Regulations). 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 evidence was presented establishing a residential tenancy agreement between the parties commencing August 1, 2009. I am satisfied a valid tenancy agreement is in place in accordance with the Act.

*Rental arrears*

The resident ledgers entered into evidence represent the landlord's accounting of monthly rent and payments received against the respondent's rent account. The rent was established at \$1,740 per month. No payments or insufficient payments were received in seven of the last 13 months.

Since filing of the application the respondent has made successful efforts to resolve her rental arrears such that the current balance owing is for the current month's rent. Consequently, the applicant's representative withdrew their request for termination of the tenancy agreement and evicting, seeking only an order that the respondent pay her rent on time in the future.

I am satisfied the resident ledgers accurately reflect the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay the full amount of her rent when due.

*Order*

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

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Adelle Guigon  
Rental Officer