

IN THE MATTER between **NPRLP**, Applicant, and **PW**, 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-

PW

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: June 8, 2017

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: BL, representing the applicant
CDL, representing the applicant
FY, representing the applicant

Date of Decision: June 8, 2017

REASONS FOR DECISION

An application to a rental officer made by NPRLP as the applicant/landlord against PW 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 email deemed received May 7, 2017, pursuant to section 4(4) of the *Residential Tenancies Regulations* (the Regulations).

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, 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. PW was served notice of the hearing by email deemed received May 22, 2017, pursuant to section 4(4) of 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 September 1, 2012. The respondent vacated the rental premises, ending the tenancy March 28, 2017. Consequently, the applicant's representative withdrew the applicant's request for termination of the tenancy agreement and eviction. I am satisfied a valid tenancy agreement was 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 made against the respondent's rent account. The rent was established at \$2,005 per month. No payments or insufficient payments were received in eight of the last 12 months of the tenancy.

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 rent and has accumulated rental arrears in the amount of \$4,948.20. The security deposit has been accounted for in this balance.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$4,948.20.

Adelle Guigon
Rental Officer