

IN THE MATTER between **AO**, Applicant, and **MC and DR**, 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:

**AO**

Applicant/Landlord

-and-

**MC and DR**

Respondents/Tenants

**REASONS FOR DECISION**

**Date of the Hearing:** June 14, 2017

**Place of the Hearing:** Inuvik, Northwest Territories

**Appearances at Hearing:** LB, representing the applicant

**Date of Decision:** June 14, 2017

**REASONS FOR DECISION**

An application to a rental officer made by LB as the applicant/landlord against MC and DR as the respondents/tenants was filed by the Rental Office March 28, 2017. The application was made regarding a residential tenancy agreement for a rental premises located in Inuvik, Northwest Territories. The filed application was personally served on the respondents April 10, 2017.

The applicant alleged the respondents had repeatedly failed to pay rent, had accumulated rental arrears, and had failed to comply with a rental officer order to pay future rent on time. An order was sought for payment of rental arrears, payment of future rent on time, termination of the tenancy agreement, and eviction.

A hearing was scheduled for June 14, 2017, in Inuvik, Northwest Territories. The Rental Officer appeared by telephone. LB appeared representing the applicant. MC and DR were served with notice of the hearing by registered mail signed for June 1, 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).

*Preliminary matters*

The application to a rental officer identified the applicant/landlord as LB. The written tenancy agreement identified the landlord as AO. At hearing, LB confirmed that she is in fact AO's agent and agreed to amending the application to a rental officer to properly identify the applicant as AO. The application is so amended, and the style of cause going forward will identify the applicant/landlord as AO.

*Tenancy agreement*

The applicant's representative testified and provided evidence establishing a residential tenancy agreement between the parties commencing August 1, 2015. Since filing of the application, the respondents vacated the rental premises, ending the tenancy agreement April 22, 2017. Consequently, the applicant's representative withdrew the applicant's request for payment of future rent on time, 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 applicant's representative testified and provided evidence supporting her claim that the respondents had repeatedly failed to pay their rent and had accumulated rental arrears. Rent was established at \$1,950 per month. The rent for September 2016 has not been paid in full, and none of the rents for October to December 2016 and January to May 2017 have been paid.

I am satisfied the testimony and evidence provided supports the applicant's representative's claims of accumulated rental arrears. I find the respondents have repeatedly failed to pay their rent. Upon review in preparing these order and reasons, the Rental Officer identified a mathematical error that occurred at the hearing in determining the amount of rental arrears accumulated. This error has been accounted for and corrected in these order and reasons. I find the respondents have accumulated rental arrears in the amount of \$16,100, which represents the outstanding amount of \$500 for the September 2016 rent plus eight months of rent (October 2016 to May 2017) at \$1,950 per month.

*Order*

An order will issue requiring the respondents to pay to the applicant rental arrears in the amount of \$16,100.

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Adelle Guigon  
Rental Officer