

IN THE MATTER between **NTHC**, Applicant, and **DP and JF**, 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-

DP and JF

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: August 3, 2017

Place of the Hearing: Fort McPherson, Northwest Territories

Appearances at Hearing: SW, representing the applicant

Date of Decision: August 3, 2017

REASONS FOR DECISION

An application to a rental officer made by FMHA on behalf of the NTHC as the applicant/landlord against DP and JF as the respondents/tenants was filed by the Rental Office May 15, 2017. The application was made regarding a residential tenancy agreement for a rental premises located in Fort McPherson, Northwest Territories. The filed application was served on the respondents by registered mail signed for May 24, 2017.

The applicant alleged the respondents had repeatedly failed to pay rent and had accumulated rental arrears. An order was sought for payment of rental arrears, termination of the tenancy agreement, eviction, and compensation for use and occupation.

A hearing was scheduled for August 3, 2017, in Fort McPherson. The Rental Officer appeared by telephone. SW appeared representing the applicant. DP and JF were served notices of the hearing by registered mail signed for July 18, 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 representative testified and provided evidence establishing a residential tenancy agreement between the parties commencing April 11, 2016. The respondents vacated the rental premises, ending the tenancy June 30, 2017. As a result, the applicant's representative withdrew the applicant's request for an order for termination of the tenancy agreement, eviction, and compensation for use and occupation. 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. Rent was established at \$1,280 per month. The last payment received against the rent account was recorded April 10, 2017, in the amount of \$2,000. A security deposit of \$1,280.16 was retained against the rental 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 \$2,479.84.

Order

An order will issue requiring the respondents to pay rental arrears in the amount of \$2,479.84.

Adelle Guigon
Rental Officer