

IN THE MATTER between **DEL**, Applicant, and **PM and FPMCS**, 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:

**DEL**

Applicant/Landlord

-and-

**PM and FPMCS**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** August 3, 2017

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

**Appearances at Hearing:** BH, representing the applicant  
PM, respondent

**Date of Decision:** August 3, 2017

**REASONS FOR DECISION**

An application to a rental officer made by DEL as the applicant/landlord against PM and FPMCS as the respondent/tenant 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 Providence, Northwest Territories. The filed application was personally served on the respondent May 23, 2017.

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

A hearing was scheduled for August 3, 2017, by three-way teleconference. BH appeared representing the applicant. PM appeared as respondent.

*Tenancy agreement*

The parties agreed and evidence was presented establishing a residential tenancy agreement between them commencing December 16, 2013. The written tenancy agreement identified FPMCS and PM as the tenant. PM is the sole proprietor of FPMCS, and he signed the written tenancy agreement. The tenancy agreement was to provide the rental premises as PM's residence. The respondent vacated the rental premises, ending the tenancy March 31, 2017. I am satisfied a valid tenancy agreement was in place in accordance with the *Residential Tenancies Act* (the Act).

*Rental arrears*

The parties agreed and evidence was presented establishing rental arrears accumulated during the tenancy amounting to \$3,608.56, including a late payment penalty of \$8.56. A security deposit of \$901.13 was retained against the rental arrears, reducing the amount owing to \$2,707.43.

The respondent did not dispute the amount claimed, acknowledging the debt and accepting responsibility for it.

I find the respondent has accumulated rental arrears in the amount of \$2,707.43.

*Order*

An order will issue requiring the respondent to pay rental arrears in the amount of \$2,707.43.

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Adelle Guigon  
Rental Officer