

IN THE MATTER between **NTHC**, Applicant, and **DC**, 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:

NTHC

Applicant/Landlord

-and-

DC

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 10, 2017

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: MU, representing the applicant

Date of Decision: August 10, 2017

REASONS FOR DECISION

An application to a rental officer made by FRHA on behalf of the NTHC as the applicant/landlord against DC as the respondent/tenant was filed by the Rental Office February 2, 2017. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Resolution, Northwest Territories. The filed application was served on the respondent by registered mail signed for February 15, 2017.

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, payment of future rent on time, termination of the tenancy agreement, and eviction.

A hearing was originally scheduled for April 20, 2017. That hearing was adjourned at the request of the applicant. The hearing was re-scheduled to August 10, 2017, by three-way teleconference. MU appeared representing the applicant. DC was served notice of the hearing by registered mail signed for August 4, 2017. The respondent did not appear at the hearing, nor did anyone appear on his 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 provided evidence establishing a residential tenancy agreement between the parties for subsidized public housing commencing July 1, 2014. The respondent vacated the rental premises, ending the tenancy July 31, 2017. As a consequence, 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 lease balance statements entered into evidence represent the landlord's accounting of monthly assessed rents and payments received against the respondent's rent account. All rents have been subsidized and were last assessed at \$75 per month. A security deposit of \$701.29 was retained against accumulated rental arrears.

I am satisfied the lease balance statements accurately reflect the current status of the respondent's rent account. I find the respondent has accumulated rental arrears in the amount of \$323.71.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$323.71.

Adelle Guigon
Rental Officer