

IN THE MATTER between **NTHC**, Applicant, and **CB**, 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-

CB

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: August 31, 2017

Place of the Hearing: Aklavik, Northwest Territories

Appearances at Hearing: FE, representing the applicant
CB, respondent

Date of Decision: August 31, 2017

REASONS FOR DECISION

An application to a rental officer made by AHA on behalf of the NTHC as the applicant/landlord against CB as the respondent/tenant was filed by the Rental Office June 26, 2017. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Aklavik, Northwest Territories. The filed application was served on the respondent by registered mail signed for July 20, 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. The applicant's representative withdrew the request for termination and eviction at the hearing.

A hearing was scheduled for August 31, 2017, in Aklavik. The Rental Officer appeared by telephone. FE appeared representing the applicant. CB appeared as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized public housing commencing April 1, 2012. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

Rental and utilities arrears

The parties agreed and evidence was presented establishing that the respondent has been repeatedly late paying the full amount of his rent when due and had accumulated rental arrears as of the hearing date in the amount of \$30.

The parties also agreed that the respondent was responsible for paying the electrical bills. The respondent failed to do so and accumulated electricity arrears in the amount of \$441.69 which the applicant paid on his behalf.

I find the respondent has repeatedly failed to pay the full amount of his rent when due, has accumulated rental arrears in the amount of \$30, and has accumulated utilities arrears in the amount of \$441.69.

Order

An order will issue requiring the respondent to pay rental arrears and outstanding utilities arrears in the total amount of \$471.69.

Adelle Guigon
Rental Officer