

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

DI

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: November 8, 2017

Place of the Hearing: Fort Simpson, Northwest Territories

Appearances at Hearing: HG, representing the applicant

Date of Decision: November 8, 2017

REASONS FOR DECISION

An application to a rental officer made by FSHA on behalf of the NTHC as the applicant/landlord against DI as the respondent/tenant was filed by the Rental Office August 4, 2017. The application was made regarding a subsidized public housing residential tenancy agreement for a rental premises located in Fort Simpson, Northwest Territories. The filed application was served on the respondent by registered mail signed for September 5, 2017.

The applicant alleged the respondent had accumulated rental arrears and sought an order for payment of the rental arrears, termination of the tenancy agreement, and eviction.

A hearing was scheduled for November 8, 2017, in Fort Simpson. The Rental Officer appeared by telephone. HG appeared representing the applicant. DI was served notice of the hearing by registered mail signed for September 5, 2017. The respondent did not appear at the hearing, nor did anyone appear on the respondent's behalf. The hearing proceeded in the respondent's absence pursuant to subsection 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 April 1, 2014. The respondent vacated the rental premises, ending the tenancy effective September 25, 2017. The applicant's representative consequently withdrew the applicant's request for 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 were subsidized and were last assessed at \$400 per month. No payments or insufficient payments were received in three of the last six months of the tenancy.

I am satisfied the lease balance statements accurately reflect the current status of the respondent's rent account. I find the respondent accumulated rental arrears in the amount of \$2,251.17. The applicant appropriately withheld the security deposit of \$501.78 against the rental arrears, reducing the balance owing to \$1,749.39.

Order

An order will issue requiring the respondent to pay rental arrears in the amount of \$1,749.39.

Adelle Guigon
Rental Officer