

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

GC

Respondent/Tenant

REASONS FOR DECISION

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| <u>Date of the Hearing:</u> | January 30, 2018 |
| <u>Place of the Hearing:</u> | Hay River, Northwest Territories |
| <u>Appearances at Hearing:</u> | AS, representing the applicant GC, respondent |
| <u>Date of Decision:</u> | January 30, 2018 |

REASONS FOR DECISION

An application to a rental officer made by HRHA on behalf of the NTHC as the applicant/landlord against GC as the respondent/tenant was filed by the Rental Office October 24, 2017. The application was made regarding a residential tenancy agreement for a rental premises located in Hay River, Northwest Territories. The filed application was personally served on the respondent December 7, 2017.

The applicant alleged the respondent had repeatedly failed to pay the full amount of her rent when due and had accumulated rental arrears. An order was sought for payment of the rental arrears and payment of future rent on time.

A hearing was scheduled for January 30, 2018, in Hay River. AS appeared representing the applicant. GC 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 arrears

The statements of account and client aged details (rent documents) 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 are currently assessed at \$80 per month. Either insufficient payments or no payments were received in four of the last 12 months of the tenancy. At the time the application was filed, the respondent carried rental arrears in the amount of \$240. Since then the respondent has successfully paid the arrears and currently carries a credit of \$80 in her rent account.

The respondent did not dispute the accuracy of the landlord's accounting, acknowledging her historical pattern of late payments for rent and accepting responsibility for her rent account.

I am satisfied the rent documents accurately reflect the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay the full amount of her rent when due.

Order

An order will issue requiring the respondent to pay her future rent on time.

Adelle Guigon
Rental Officer