

IN THE MATTER between **NTHC**, Applicant, and **RC and AE**, Respondents.

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-

RC and AE

Respondents/Tenants

REASONS FOR DECISION

<u>Date of the Hearing:</u>	February 8, 2018
<u>Place of the Hearing:</u>	Tulita, Northwest Territories
<u>Appearances at Hearing:</u>	SD, representing the applicant
<u>Date of Decision:</u>	February 8, 2018

REASONS FOR DECISION

An application to a rental officer made by THA on behalf of the NTHC as the applicant/landlord against RC and AE as the respondents/tenants was filed by the Rental Office October 27, 2017. The application was made regarding a residential tenancy agreement for a rental premises located in Tulita, Northwest Territories. The filed application was served on the respondents by registered mail signed for January 22, 2018.

The applicant alleged the respondents had repeatedly failed to pay rent and had accumulated rental arrears. An order was sought for payment of rental arrears, payment of future rent on time, termination of the tenancy agreement, and eviction.

A hearing was scheduled for February 8, 2018, in Tulita. The Rental Officer appeared by telephone. SD appeared representing the applicant. RC and AE were served notices of the hearing by registered mail signed for January 22, 2018. The respondents did not appear at the hearing, nor did anyone appear on their behalf. The hearing proceeded in the respondents' absence pursuant to subsection 80(2) of the *Residential Tenancies Act* (the Act).

Tenancy agreement

The applicant's representative testified and evidence was presented establishing a joint tenancy agreement between the parties commencing February 11, 2016. That joint tenancy ended February 28, 2018, after AE vacated the rental premise and RC entered into a new sole tenancy agreement with the applicant. The applicant's representative withdrew the requests for payment of future rent on time, termination of the tenancy agreement, and eviction as they are no longer necessary considerations with respect to the joint tenancy agreement this application was made for. I am satisfied a joint 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 respondents' rent account. All rents were subsidized and last assessed at \$555 per month. The last payment received against the rent account was recorded May 5, 2017, in the amount of \$700.

I am satisfied the lease balance statements accurately reflect the current status of the respondents' rent account. I find the respondents have accumulated rental arrears in the amount of \$727.55.

Order

An order will issue requiring the respondents to pay rental arrears in the amount of \$727.55.

Adelle Guigon
Rental Officer