

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

NS

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 7, 2018

Place of the Hearing: Aklavik, Northwest Territories

Appearances at Hearing: FE, representing the applicant
MRM, representing the applicant

Date of Decision: March 7, 2018

REASONS FOR DECISION

An application to a rental officer made by AHA on behalf of the NTHC as the applicant/landlord against NS as the respondent/tenant was filed by the Rental Office November 20, 2017. The application was made regarding a 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 December 6, 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 scheduled for March 7, 2018, in Aklavik. The Rental Officer appeared by telephone. FE and MRM appeared representing the applicant. NS was served notice of the hearing by registered mail signed for December 6, 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 representatives testified and evidence was presented establishing a residential tenancy agreement between the parties for subsidized public housing commencing July 1, 2015. I am satisfied a valid tenancy agreement is in place in accordance with the Act.

Rental arrears

The statements of account 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 \$70 per month.

I am satisfied the statements of account accurately reflect the current status of the respondent's rent account. I find the respondent has repeatedly failed to pay rent and has accumulated rental arrears in the amount of \$3,777. This amount represents approximately 13 months' subsidized rent.

Termination of the tenancy agreement and eviction

The applicant's representatives withdrew their request for termination of the tenancy agreement and eviction.

Orders

An order will issue requiring the respondent to pay rental arrears in the amount of \$3,777, and requiring the respondent to pay her future rent on time.

Adelle Guigon
Rental Officer