

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

RB

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: March 21, 2018

Place of the Hearing: Hay River, Northwest Territories

Appearances at Hearing: AS, representing the applicant
RB, respondent

Date of Decision: March 21, 2018

REASONS FOR DECISION

An application to a rental officer made by HRHA on behalf of the Northwest Territories as the applicant/landlord against RB as the respondent/tenant was filed by the Rental Office November 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 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 21, 2018, in Hay River. The Rental Officer appeared by telephone. AS appeared representing the applicant. RB appeared as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between them for subsidized housing under the applicant's Homeownership Entry Level Program (HELP) commencing March 1, 2016. I am satisfied a valid tenancy agreement is in place in accordance with the *Residential Tenancies Act* (the Act).

Rental arrears

The lease balance statements, 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 \$400 per month. Either no payments or insufficient payments were received in six of the last 12 months of the tenancy.

The respondent did not dispute the accuracy of the landlord's accounting, acknowledging her debt and accepting responsibility for it.

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 rent and has accumulated rental arrears in the amount of \$1,733.

Termination of the tenancy agreement and eviction

The applicant's representative withdrew the 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 \$1,733, and requiring the respondent to pay her future rent on time.

Adelle Guigon
Rental Officer