

IN THE MATTER between **N.T.**, Applicant, and **C.B.**, 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 **Hal Logsdon**, Rental Officer,

BETWEEN:

N.T.

Applicant/Landlord

-and-

C.B.

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: April 19, 2018

Place of the Hearing: Yellowknife, NT

Appearances at Hearing: A.B., representing the applicant

Date of Decision: April 19, 2018

REASONS FOR DECISION

The respondent was served with a Notice of Attendance and the filed application by email but failed to appear at the hearing. The hearing was held in her absence.

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay rent and sought an order requiring the respondent to pay the alleged rent arrears and terminating the tenancy agreement and evicting the respondent unless the rent arrears were promptly paid. The rental premises are subsidized public housing.

The applicant provided a copy of the tenant ledger which indicated a balance of rent owing in the amount of \$562. This represents three and a half months rent. The tenancy agreement between the parties obligates the tenant to pay the monthly rent in advance on the first day of each month.

I find the ledger in order and find the respondent in breach of her obligation to pay the lawful rent on the days it is due. I find the rent arrears to be \$562. In my opinion, there are sufficient grounds to terminate the tenancy agreement and evict the respondent unless the rent arrears are promptly paid.

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$562 and terminating the tenancy agreement on May 15, 2018 unless those rent arrears are paid in full. An eviction order shall become effective on May, 16, 2018 unless the rent arrears of \$562 are paid in full on or before May 15, 2018.

Hal Logsdon
Rental Officer