

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

JF

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: May 3, 2018

Place of the Hearing: Yellowknife, Northwest Territories

Appearances at Hearing: JS, representing the applicant
AB, representing the applicant
JF, respondent

Date of Decision: May 3, 2018

REASONS FOR DECISION

An application to a rental officer made by YHA on behalf of the NTHC as the applicant/landlord against JF as the respondent/tenant was filed by the Rental Office October 27, 2017. The application was made regarding a residential tenancy agreement for a rental premises located in Yellowknife, Northwest Territories. The filed application was personally served on the respondent November 24, 2017.

The applicant alleged the respondent had repeatedly failed to pay rent, had accumulated rental arrears, and had failed to pay for costs of repairs to the rental premises. An order was sought for payment of the rental arrears, payment of costs for repairs, and conditional termination of the tenancy agreement and eviction.

A hearing was originally scheduled for January 25, 2018, which was postponed at the request of the applicant. The hearing was re-scheduled to May 3, 2018, in Yellowknife. JS and AB appeared representing the applicant. JF appeared as respondent.

Tenancy agreement

The parties agreed and evidence was presented establishing a residential tenancy agreement between the parties 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 lease balance statements and statements of account (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 \$890 per month. Either insufficient payments or no payments were received in seven of the last 12 months of the tenancy. Since filing of the application, the respondent has successfully resolved the balance owing on her rent account, including the costs associated minor repairs.

The applicant's representatives withdrew the applicant's request for termination of the tenancy agreement and eviction, seeking only an order for payment of future rent on time.

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 rent on time in the future.

Adelle Guigon
Rental Officer